



**4812 53 Street**  
**Athabasca, Alberta**

**MLS # A2304596**



**\$165,000**

<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** N/A

Looking for a project property?? I have just the one. This home has 2 bedrooms and 1 full bathroom upstairs, the living room has a woodstove and large windows facing the street. The walkout basement features the most amazing woodstove with rock detailing. 1 bedroom and a full bathroom. The 2 land titles were amalgamated into one, so your lot is massive. A small garage and a shed complete this property that is full of potential. Home and chattels being sold as is.