



204, 4505 53 Street  
Athabasca, Alberta

MLS # A2304976



**\$120,000**

<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** NA

Welcome to this beautifully renovated 2 bedroom, 1 bathroom condo offering comfort, style and convenience all in one! Featuring spacious bedrooms, a bright and inviting living area and plenty of storage throughout. This home is perfect for first-time buyers, downsizers, or investors alike. The updated interior offers a fresh modern feel while the massive storage closet adds incredible functionality rarely found in condo living. Ideally located in town close to schools, shopping, restaurants and all amenities. This is an excellent opportunity to enjoy affordable, low-maintenance living in a desirable location.