



GRASSROOTS
REALTY GROUP

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4618 54 Street
Athabasca, Alberta

MLS # A2308881



\$149,900

Division:	Athabasca Town		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	551 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	1.29 Acres		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Other
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Frame
Foundation:	See Remarks
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: n/a

This 3-bedroom, 2-bathroom half duplex sits in a quiet, mature neighborhood and is offered at a price point that's hard to find in today's market. For the right buyer, that low entry price creates instant equity potential, ONLY if you're willing to put in the work. This is a renovation-ready property. Cosmetic updates are needed throughout, and the basement floor has some slope; all reflected in the asking price. Buyers with a renovation budget, or the skills to do some of the work themselves, will recognize the value here. The home features a single-car attached garage and a functional layout across a practical living space. Whether you're a first-time buyer looking for an affordable entry point, an investor building a rental portfolio, or someone who simply wants to buy low and build equity through sweat, this listing deserves a look. Come see it with your contractor. The price does the heavy lifting.