



**4813 54 Street**  
**Athabasca, Alberta**

**MLS # A2313350**

**\$149,900**



<b>Division:</b>	Athabasca Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.44 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, No Neighbours Behind		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** n/a

Tucked away on a quiet, private dead-end street right in the heart of downtown, this property offers something increasingly rare, nearly 19,000 sq ft of R3-zoned land at an accessible price point. Whether you're looking for an affordable place to call home or a long-term investment to hold and build on, this property deserves a look. The 900 sq ft bungalow is functional and move-in ready. The main level features a comfortable living room, a spacious kitchen, three bedrooms (one better suited as a den or office), and a renovated bathroom with modern tile and updated fixtures. A convenient main floor laundry/mudroom entry and a fairly private backyard complete the package. The roof and hot water tank have both been updated. The basement is unfinished and used for mechanicals and storage. Buyers should know the original poured concrete foundation has experienced some historical shifting, though it has been stable for years, this is an older home. The real story here is the land. R3 zoning, a generous lot size, and a quiet downtown location create genuine long-term optionality. Hold it as a rental, let the property carry itself, and build when the time is right. A two-storey design on this lot could potentially capture river views. For the right buyer, this is as much about what you can do here as what's already built.