



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4310 50 Avenue
Athabasca, Alberta

MLS # A2342892



\$439,900

Division:	Athabasca Town		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,437 sq.ft.	Age:	1920 (106 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Square Shaped Lot, View		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Why be ordinary when you can be extraordinary? This statement property inspired by vibrant costal villages, is the first in the area to boldly showcase what could be the beginning of Athabasca becoming a colourful river community. This is a solid built home that's been meticulously cared for, and sits on 3 combined lots. Just the perfect size, the home has everything you need, but if extra space is a must, there's an additional 936 sq ft of finished open space above the garage. Would make a great games room, or with some modifications maybe a suite for extra family? 26 ft x 36 ft - 2 storey garage was built in 2022, finished inside and out, heated for year round use. Definitely worth a look to appreciate all this property has to offer.