

# \$299,900 - 4816 A&b 54 Street, Athabasca

MLS® #A2164508

**\$299,900**

6 Bedroom, 2.00 Bathroom, 1,102 sqft  
Residential on 0.17 Acres

Athabasca Town, Athabasca, Alberta

Investment Opportunity! Duplex located in a quiet neighborhood with front and back alley access. Each unit has 3 bedrooms, 4 piece bathroom, laundry room and a nice sized kitchen. Units are heated with zoned boiler heat. Ample parking from the back alley. Walking distance to downtown and middle school.

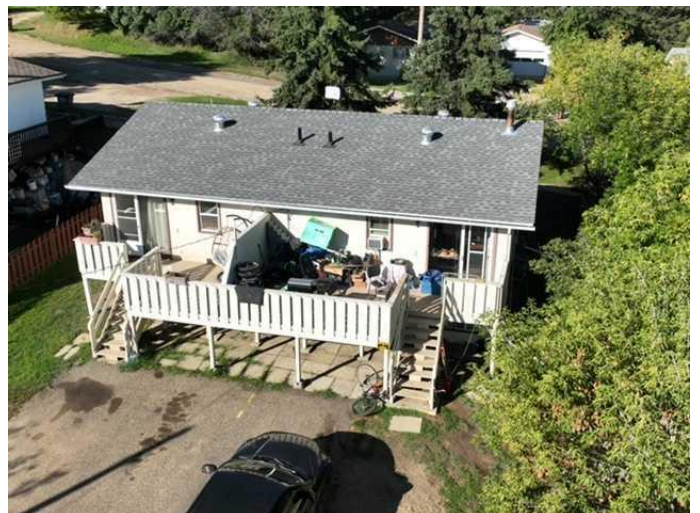
Built in 1970

## Essential Information

MLS® #	A2164508
Price	\$299,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,102
Acres	0.17
Year Built	1970
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Active

## Community Information

Address	4816 A&b 54 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County



Province Alberta  
Postal Code T9S 1C4

### **Amenities**

Parking Spaces 4  
Parking Off Street

### **Interior**

Interior Features Storage  
Appliances Electric Stove, Refrigerator, Washer/Dryer  
Heating Boiler, Zoned  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features None  
Lot Description Back Lane  
Roof Asphalt Shingle  
Construction None  
Foundation Poured Concrete

### **Additional Information**

Date Listed September 10th, 2024  
Days on Market 204  
Zoning R3

### **Listing Details**

Listing Office ROYAL LEPAGE COUNTY REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.