

## \$72,000 - 4712 50 Street, Athabasca Town

MLS® #E4421725

**\$72,000**

2 Bedroom, 1.00 Bathroom, 606 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Affordable In-Town Living – Perfect for Any Buyer! Looking for an affordable home, a smart investment, or the perfect place to retire? This charming one-bedroom, one-bathroom property offers incredible value in a prime in-town location. Nestled beside a reserve and within walking distance of all amenities, this home provides both convenience and tranquility. Inside, you’ll find a bright and functional layout with a Livingroom, dining area, kitchen, and a storage/laundry room. The home sits on top of an unfinished basement, offering extra potential. The current tenants happy to stay, making this an ideal turnkey rental property for investors. At a price that won’t break the bank, this is a fantastic opportunity to enter the housing market, downsize comfortably, or expand your investment portfolio.

Built in 1946

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4421725 |
| Price          | \$72,000 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 606      |
| Acres          | 0.00     |



|            |                        |
|------------|------------------------|
| Year Built | 1946                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4712 50 Street |
| Area        | Athabasca Town |
| Subdivision | Athabasca Town |
| City        | Athabasca Town |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9S 1R1        |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Concrete, Vinyl    |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Vinyl    |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 209                 |
| Zoning         | Zone 60             |

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Listing information last updated on September 10th, 2025 at 9:17am MDT