

\$235,000 - 4714 50 Street, Athabasca Town

MLS® #E4458025

\$235,000

4 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Welcome to this well-maintained bi-level home in Athabasca, built in 1994 and offering 1,108 sq ft of comfortable living space. The main level features three bedrooms, one 4 piece bathroom, lots of cupboard space in the kitchen, and a bright dining room leading you to a spacious living room. Completing the main level is access to an east-facing deck perfect for enjoying hot summer nights. The lower level includes a fourth bedroom, a 3-piece bathroom with a walk-in shower, two large recreation rooms, which offer endless possibilities for a family room, games area, or home gym; and a generous laundry area with plenty of room for a folding table and additional space for shelving & storage. Outside, mature trees surround the front yard, creating a cozy, park-like setting, while the back of the property offers a gravel parking pad and an 8x10 shed for added convenience. This property is an excellent choice for first-time home buyers or investors seeking a solid rental opportunity in Athabasca.

Built in 1994

Essential Information

MLS® # E4458025

Price \$235,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4714 50 Street
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1R1

Amenities

Amenities	Deck
Parking	Rear Drive Access

Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Level Land, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
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Days on Market 3

Zoning Zone 60

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