

# \$388,000 - 202, 303, 304, 2814- 48 Avenue, Athabasca

MLS® #A2170160

**\$388,000**

0 Bedroom, 0.00 Bathroom, 2,192 sqft

Multi-Family on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Looking for a great return on investment? 3 well cared for condos for sale in a 12 unit building. Each unit has its own furnace, gas fireplace, washer/dryer combo, fridge, stove and dishwasher. Tenants currently pay for power and gas; owner pays for water/sewer/garbage and condo fees. These units have a very low vacancy rate as they are in a great location in Athabasca. Conveniently located close to the hospital, police station, restaurants and shopping. 2 - 2 bedroom units and 1 - 1 bedroom units. The one bedroom unit rents out at \$1,045 per month with condo fees being \$279 per month. The two bedroom units rent out at \$1265 and \$1245 per month with condo fees being \$355 per month. Great opportunity in a thriving community.

Built in 2008

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2170160     |
| Price          | \$388,000    |
| Bathrooms      | 0.00         |
| Square Footage | 2,192        |
| Acres          | 0.00         |
| Year Built     | 2008         |
| Type           | Multi-Family |
| Sub-Type       | Apartment    |
| Status         | Active       |

## Community Information



|             |                                |
|-------------|--------------------------------|
| Address     | 202, 303, 304, 2814- 48 Avenue |
| Subdivision | Athabasca Town                 |
| City        | Athabasca                      |
| County      | Athabasca County               |
| Province    | Alberta                        |
| Postal Code | T9S 0A5                        |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 3                                                                              |
| Parking        | Assigned, Off Street, Stall, Asphalt, Parking Lot                              |

### Interior

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Fireplace       | Yes                     |
| # of Fireplaces | 3                       |
| Fireplaces      | Gas                     |
| # of Stories    | 3                       |

### Exterior

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2024 |
| Days on Market | 342               |
| Zoning         | R7                |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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