

# \$139,900 - 204, 2814 48 Avenue, Athabasca

MLS® #A2202237

**\$139,900**

2 Bedroom, 1.00 Bathroom, 737 sqft

Residential on 0.00 Acres

NONE, Athabasca, Alberta

This well-maintained 2-bedroom, 1-bathroom condo is a practical choice for first-time buyers, snowbirds, or investors. Offering a comfortable and functional layout, it features a cozy gas fireplace in the living room, five appliances, and the convenience of low-maintenance living. Located close to shopping, dining, and other amenities, this condo provides easy access to everything you need. Whether you're looking for a place to call home or a smart rental investment, this unit is worth a look!

Built in 2008

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2202237          |
| Price          | \$139,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 737               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

Address 204, 2814 48 Avenue



|             |                  |
|-------------|------------------|
| Subdivision | NONE             |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 0A5          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Visitor Parking                        |
| Parking Spaces | 1                                      |
| Parking        | Guest, Parking Lot, Parking Pad, Paved |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Vinyl Windows                                 |
| Appliances        | Dishwasher, Dryer, Oven, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle                      |
| # of Stories      | 3   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 157              |
| Zoning         | R7               |

### Listing Details

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

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