

# \$287,900 - 4816 A&b 54 Street, Athabasca

MLS® #A2164508

## \$287,900

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.

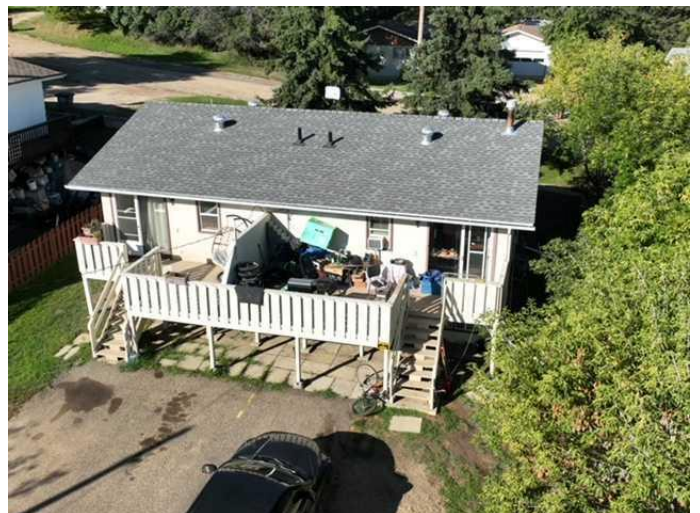
Built in 1970

### Essential Information

MLS® #	A2164508
Price	\$287,900
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	328
Zoning	R3

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.