

# \$90,000 - 103, 4505 53 Street, Athabasca

MLS® #A2240781

**\$90,000**

2 Bedroom, 1.00 Bathroom, 791 sqft

Residential on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Have you been thinking of downsizing or simplifying your lifestyle? Are you tired of yard work and shoveling snow? This might be the ideal condo for you. Located on the lower level, this 2 bedroom, 1 bathroom condo is located on the south west side of the building with views of the park, adding privacy to your lifestyle. With only one shared common wall, it is the perfect space to unwind and enjoy relaxing in your well designed space. Complete with an assigned parking spot with power and mail delivery to the front entry. Whether you're a first time home buyer, retiree or investor, this condo offers a low-maintenance affordable option that checks all the boxes.

Built in 1977

## Essential Information

MLS® #	A2240781
Price	\$90,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	791
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit



Status	Active
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## Community Information

Address	103, 4505 53 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1K1

## Amenities

Amenities	Visitor Parking, Coin Laundry, Parking, Snow Removal
Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Freezer
Heating	Baseboard, Natural Gas, Boiler
Cooling	None
# of Stories	3

## Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	12
Zoning	R7

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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