

# \$498,000 - 101, 202, 303, 304, 2814- 48 Avenue, Athabasca

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MLS® #A2170160

**\$498,000**

0 Bedroom, 0.00 Bathroom, 2,800 sqft  
Multi-Family on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Looking for a great return on investment? 4 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 2 - 1 bedroom units. The one bedroom units rent 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	\$498,000
Bathrooms	0.00
Square Footage	2,800
Acres	0.00
Year Built	2008
Type	Multi-Family
Sub-Type	Apartment
Status	Active



## Community Information

Address	101, 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	6
Parking	Asphalt, Assigned, Off Street, Parking Lot, Stall

## Interior

Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
# of Stories	3

## Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	October 2nd, 2024
Days on Market	208
Zoning	R7

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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