# \$337,000 - 4808 55 Street, Athabasca

MLS® #A2205538

### \$337,000

0 Bedroom, 0.00 Bathroom, 1,705 sqft Multi-Family on 0.00 Acres

Athabasca Town, Athabasca, Alberta

This full duplex is perfect for investors or multi-family living, located close to schools, walking trails, playgrounds, and all the amenities of downtown Athabasca. One side has been beautifully renovated, featuring 4 bedrooms and 1.5 bathrooms, while the other side offers 3 bedrooms and 2 bathroomsâ€"ideal for rental income or extended family.

Both units have partially finished basements, providing ample storage or potential for additional living space. The property also includes alley access with a dedicated parking spot, a small backyard space, and a shed for extra storage. Plus, this property comes with two amazing tenants who have recently renewed their leases for another year, ensuring immediate rental income. With its great location and income potential, this duplex is a rare find. Don't miss out on this fantastic opportunity!



#### **Essential Information**

MLS® # A2205538
Price \$337,000

Bathrooms 0.00
Square Footage 1,705
Acres 0.00
Year Built 1967







Type Multi-Family

Sub-Type Duplex

Style Side by Side

Status Active

## **Community Information**

Address 4808 55 Street
Subdivision Athabasca Town

City Athabasca

County Athabasca County

Province Alberta
Postal Code T9S 1L4

#### **Amenities**

Parking Spaces 2

Parking Alley Access

#### Interior

Appliances Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Roof Asphalt Shingle Foundation Poured Concrete

#### **Additional Information**

Date Listed March 29th, 2025

Days on Market 221 Zoning R3

# **Listing Details**

Listing Office ROYAL LEPAGE COUNTY REALTY

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