

# \$89,900 - 4202 53a Street, Athabasca

MLS® #A2221756

**\$89,900**

2 Bedroom, 1.00 Bathroom, 1,107 sqft

Residential on 0.13 Acres

Athabasca Town, Athabasca, Alberta

This is what pride of ownership looks like! Anyone that has an opportunity to see inside will be able to appreciate the level of care that's been put into maintaining this property. Just over 1100 sq ft with 2 bedrooms, bathroom and laundry. Addition provides extra room for a large entrance with storage, and spacious hobby/flex room. Easy maintenance exterior with metal siding, roof and skirting. 12 ft x 9.5 ft covered deck, could easily be screened in for extra privacy and to keep the bugs out. Foundation is concrete block, mobile is attached to the garage with concrete footing and slab. Yard is mostly fenced, only a short opening at the entrance to finish if you prefer to be completely closed in. Additional fenced storage in behind trailer. Main water line has heat tape. Furnace replaced 2013, hot water tank and stove 4 years old.

Built in 1977

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2221756 |
| Price          | \$89,900 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 1,107    |
| Acres          | 0.13     |
| Year Built     | 1977     |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4202 53a Street  |
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1C4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Refrigerator, Stove(s)  |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Metal  |
| Construction      | Mixed  |
| Foundation        | Block  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 13             |
| Zoning         | R-MHS          |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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