

\$72,000 - 4712 50 Street, Athabasca Town

MLS® #E4421725

\$72,000

2 Bedroom, 1.00 Bathroom, 606 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Affordable In-Town Living – Perfect for Any Buyer! Looking for an affordable home, a smart investment, or the perfect place to retire? This charming one-bedroom, one-bathroom property offers incredible value in a prime in-town location. Nestled beside a reserve and within walking distance of all amenities, this home provides both convenience and tranquility. Inside, you’ll find a bright and functional layout with a Livingroom, dining area, kitchen, and a storage/laundry room. The home sits on top of an unfinished basement, offering extra potential. The current tenants happy to stay, making this an ideal turnkey rental property for investors. At a price that won’t break the bank, this is a fantastic opportunity to enter the housing market, downsize comfortably, or expand your investment portfolio.

Built in 1946

Essential Information

MLS® #	E4421725
Price	\$72,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	606
Acres	0.00



Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4712 50 Street
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1R1

Amenities

Amenities	See Remarks
Parking	No Garage

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 13th, 2025
Days on Market	194
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on August 26th, 2025 at 10:18am MDT