

## \$299,900 - 3206 46 Ave, Athabasca Town

MLS® #E4442177

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

This 4 bedroom, 2-bathroom family home with an attached garage, ideally situated in a family-friendly neighborhood close to schools, playgrounds, hiking trails, and essential amenities. Just a short walk from the local hospital, primary school, and after-school care, this home is also conveniently located near popular retailers like Canadian Tire and a variety of quick-service restaurants. Currently operating as a successful income property, the home is fully tenant-occupied with happy, reliable tenants who would love to stayâ€”making it a turnkey opportunity for investors. The numbers work, and the location sells itself. For homebuyers, this is a fantastic opportunity to step into homeownership at a great price point. With a little cosmetic TLC, this property has all the makings of a warm, welcoming family home. Recent updates include brand new smoke detectors and a new roof, giving you peace of mind whether youâ€™re investing or planning to move in. Donâ€™t miss out on this versatile property.

Built in 1989

### Essential Information

MLS® # E4442177

Price \$299,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3206 46 Ave
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1P2

### **Amenities**

Amenities	Off Street Parking, Deck, Detectors Smoke
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 11th, 2025  
Days on Market        52  
Zoning                    Zone 60

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