

## \$249,900 - 4817 42 Street, Athabasca Town

MLS® #E4449487

**\$249,900**

4 Bedroom, 1.50 Bathroom, 793 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Attention First-Time Buyers & Growing Families! Welcome to this charming five-bedroom, two-bathroom home nestled in a peaceful pocket of Athabasca, perfectly positioned across from green space and just steps from the scenic Trans Canada Trail system. Enjoy the convenience of being within walking distance to the downtown core, while still savoring the privacy and calm of a quiet neighborhood. Thoughtfully updated and partially renovated, this spacious home offers a cozy yet functional layout ideal for families of all sizes. The fully fenced yard is perfect for kids and pets to play, and the detached single garage adds extra value and storage space. Whether you're relaxing in the tranquil backyard or enjoying a peaceful evening inside, this property truly feels like home. All of this comes at a price that won't break the bank - making it an ideal opportunity for first-time homeowners or those seeking more room to grow.

Built in 1968

### Essential Information

MLS® #	E4449487
Price	\$249,900
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	793
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4817 42 Street
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1P7

### Amenities

Amenities	Off Street Parking, Detectors Smoke, Exterior Walls- 2"x6"
Parking	Single Garage Detached

### Interior

Appliances	Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 22nd, 2025
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Days on Market 55

Zoning Zone 60

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