\$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 â€" 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

Lease Rate \$15

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

Days on Market 101

Zoning Zone 60

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