

\$133,900 - 56 Birch Street, Athabasca

MLS® #A2212680

\$133,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.10 Acres

Athabasca Town, Athabasca, Alberta

This bright and affordable 3-bedroom, 2-bathroom mobile home sits on an owned lot in a prime Athabasca location—just minutes from the primary school, hospital, and everyday amenities. Large windows bring in tons of natural light, making the space feel warm and welcoming.

It's a great option for first-time buyers, anyone looking to downsize, or investors seeking a solid rental opportunity. The functional layout makes the most of the space, the yard is easy to maintain, and a small shed adds convenient storage.

Move-in ready and full of potential—this is a great chance to own or invest in Athabasca!

Built in 2003

Essential Information

MLS® #	A2212680
Price	\$133,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached



Style	Single Wide Mobile Home
Status	Active

Community Information

Address	56 Birch Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1T4

Amenities

Amenities	RV/Boat Storage
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	April 21st, 2025
Days on Market	13
Zoning	R-MHC

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.