

# \$335,000 - 5009 52 Avenue, Athabasca

MLS® #A2239715

## \$335,000

2 Bedroom, 2.00 Bathroom, 1,381 sqft

Residential on 0.62 Acres

Athabasca Town, Athabasca, Alberta

Seriously a one of a kind property with a view that no one else has! Built in 1978, this 1380 sq. ft. home has so much to offer, 3 bedrooms up, renovated bathroom with a walk in shower and corner jet tub. Kitchen with stainless steel appliances, island and quartz counter tops. Living room has a wood burning fireplace and the view is second to none. A 2 piece bathroom and laundry room located at the back entry. The full basement has high ceilings and some construction, but you can double your square footage by finishing this space. The double garage is attached to the house by the breezeway and you can easily add a woodstove or propane heater. Relax on the composite deck overlooking our gorgeous town!

Built in 1978

## Essential Information

MLS® #	A2239715
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,381
Acres	0.62
Year Built	1978
Type	Residential



Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	5009 52 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A2

### Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	4
Parking	Double Garage Detached, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	July 14th, 2025
Days on Market	3

Zoning                      UR

## **Listing Details**

Listing Office              ROYAL LEPAGE COUNTY REALTY

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