



## 4807 55 Street Athabasca Town AB

\$140,000

Welcome to this delightful property nestled in the heart of the friendly town of Athabasca, on a tranquil street adjacent to Landing Trail School. This charming home offers a unique blend of comfort, style, and convenience, making it an ideal choice for both first-time home buyers and investors looking for a promising opportunity. Upon entering, you will be greeted by abundant natural light and a cozy atmosphere perfect for family gatherings or quiet evenings at home. The well-designed floor plan includes a spacious living room, a dining area, MAIN FLOOR LAUNDRY and a modern kitchen equipped with ample cabinet and counter space, ensuring all your culinary needs are met. The home features 4 BEDROOMS (2 up 2 down), providing plenty of room for rest and relaxation, as well as 2 bathrooms (1 up, 1 down), LAMINATE FLOORING, BRAND NEW CARPET IN BASEMENT, VINYL WINDOWS, primary bedroom with patio doors that lead out to your deck overlooking your FULLY FENCED YARD, DOUBLE GARAGE (2008), and NEWER HOT WATER TANK

Listing Presented By:



Originally Listed by:  
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