



Athabasca Town Alberta

\$309,000

This 4 bedroom, 2-bathroom family home with an attached garage, ideally situated in a family-friendly neighborhood close to schools, playgrounds, hiking trails, and essential amenities. Just a short walk from the local hospital, primary school, and after-school care, this home is also conveniently located near popular retailers like Canadian Tire and a variety of quick-service restaurants. Currently operating as a successful income property, the home is fully tenant-occupied with happy, reliable tenants who would love to stay--making it a turnkey opportunity for investors. The numbers work, and the location sells itself. For homebuyers, this is a fantastic opportunity to step into homeownership at a great price point. With a little cosmetic TLC, this property has all the makings of a warm, welcoming family home. Recent updates include brand new smoke detectors and a new roof, giving you peace of mind whether you're investing or planning to move in. Don't miss out on this versatile property. (id:6769)

Bedroom 4 4.7 m X 3.28 m

Laundry room 2.62 m X 3.2 m

Living room 3.94 m X 4.24 m

Kitchen 3.99 m X 5.31 m

Primary Bedroom 4.22 m X 3.35 m

Bedroom 2 3.79 m X 3.43 m

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca