



4806 46 Avenue Athabasca Alberta

\$299,900

Check out one of the most unique properties in town. Originally built as the RCMP station, it was thoughtfully converted many years ago into a 4-bedroom, 2-bathroom home with over 2,400 square feet of space and opportunities. Built in 1957 and as solid as they come, this brick-clad 2-storey blends its original character with functional updates that make it truly one of a kind. Set on a massive 150' x 100' fenced lot on the old high school hill, the home is located in one of the quietest and most charming neighborhoods in town, where mature trees, eclectic architecture, and peaceful energy are the norm. This layout breaks all the cookie-cutter rules. On one side of the house, you'll find a sprawling space currently used as the primary suite, ensuite, and den, but imagine the possibilities: a rental space, a private home office, massage therapy space, or studio for meeting clients, with its own exterior entrance (easily reinstalled) and a 6-car parking pad out front. Upstairs features 3 more bedrooms and a full bathroom, while the basement includes laundry, ample storage, and -- yes -- what was once a panic room. Talk about a conversation starter. A brand new roof, solid construction, and a flexible layout mean you can move in with peace of mind and start shaping the space to fit your life and maybe your business too. This house has endless possibilities and is anything but ordinary! (id:6769)

Cold room 6.67 Ft x 12.67 Ft
Cold room 4.50 Ft x 13.17 Ft
Other 7.42 Ft x 9.50 Ft
Other 6.92 Ft x 8.17 Ft
Furnace 22.83 Ft x 18.25 Ft
5pc Bathroom 11.67 Ft x 16.75 Ft
Den 10.00 Ft x 14.50 Ft
Dining room 11.50 Ft x 10.08 Ft
Family room 16.67 Ft x 21.58 Ft
Foyer 11.58 Ft x 7.58 Ft

Kitchen 11.58 Ft x 13.33 Ft
Living room 11.67 Ft x 19.67 Ft
Primary Bedroom 15.42 Ft x 10.75 Ft
Storage 6.75 Ft x 6.75 Ft
Storage 3.83 Ft x 14.58 Ft
Other 6.17 Ft x 7.83 Ft
4pc Bathroom 5.08 Ft x 9.92 Ft
Bedroom 7.75 Ft x 11.33 Ft
Bedroom 11.58 Ft x 16.92 Ft

Listing Presented By:



Originally Listed by:
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