



## 5009 48 Avenue Athabasca Alberta

\$164,900

Tired of paying rent or have you been considering a RENTAL INVESTMENT? This opportunity may be the right one for you! The ROI on this house will be amazing. This home has 2 bedrooms, one bath, and main floor laundry. New counter tops and upper cabinets. New flooring in bathroom and one bedroom. Washer, dryer, hot water heater and furnace are all one year old. Its conveniently located on a corner lot in downtown Athabasca. The detached garage/workshop complete this affordable package. (id:6769)

3pc Bathroom 8.00 Ft x 8.00 Ft

Kitchen 15.50 Ft x 14.00 Ft

Living room 19.50 Ft x 12.00 Ft

Primary Bedroom 10.00 Ft x 8.50 Ft

Bedroom 8.00 Ft x 9.00 Ft

Laundry room 8.50 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

**RE/MAX ELITE**

**RE/MAX Elite**

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