



## 5010 41 AVE Athabasca Alberta

\$257,800

Affordable space, smart layout, and low fees -- all in one! This 3-bedroom, 3-bathroom townhouse-style condo offers incredible value whether you're a first-time buyer, a young family, or an investor looking for a solid rental. Enjoy the convenience of a single attached garage, a deck for outdoor relaxing, and 5 included appliances -- making move-in simple. The super low monthly condo fees help keep your costs down at a time when monthly expenses just keep climbing. Inside. You'll find a practical layout with laundry conveniently located on the second level -- a small detail that makes everyday life easier. Downstairs, a flex room in the basement offers space for a home office, workout area, or extra storage -- whatever you need. A pleasantly appealing, functional home that gives you a lot for your dollar in a great location. (id:6769)

Storage 8.67 Ft x 10.00 Ft

Furnace 3.00 Ft x 7.00 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft

Dining room 10.25 Ft x 11.50 Ft

Kitchen 9.08 Ft x 10.67 Ft

Living room 12.33 Ft x 17.33 Ft

4pc Bathroom 6.33 Ft x 8.67 Ft

4pc Bathroom 7.25 Ft x 5.00 Ft

Bedroom 9.42 Ft x 10.83 Ft

Bedroom 9.50 Ft x 10.83 Ft

Primary Bedroom 10.25 Ft x 14.25 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

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**RE/MAX Elite**

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