



## Athabasca Town Alberta

\$173,900

Perfect First Home with Endless Potential! Opportunity knocks with this charming 1 1/2 -storey fixer-upper set on a quiet dead-end street facing a beautiful natural reserve. Featuring 4 bedrooms, 2 bathrooms, and a spacious upper attic area ready to become a studio, rec room, or creative retreat, this home offers incredible space to grow. The lovely covered front porch welcomes you in and hints at the character waiting to be restored. Walk to town amenities while enjoying the peaceful setting and nature views right out front. With a little imagination and updating, this property could be transformed into a truly special character home. Priced with room to create equity -- an ideal option for first-time buyers, renovators, or investors ready to bring their vision to life. (id:6769)

Living room 4.66 m X 3.52 m

Dining room 3.72 m X 3.51 m

Kitchen 4.47 m X 3.03 m

Primary Bedroom 2.93 m X 2.83 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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