



## 46 Avenue Athabasca Alberta

\$239,000

Located in one of the quietest corners in town, this 1958 bungalow is situated on a generous lot and a half (100x112) in the mature "Old High School Hill" neighborhood. With tree-lined streets, minimal traffic, and a sense of peace that's hard to come by, this location is a true hidden gem. The home offers 3 bedrooms on the main floor, 2 more downstairs, and 2 full bathrooms, providing a solid foundation for whatever vision you have in mind. While much of the interior remains in its original state, key updates have already been taken care of, including the shingles, furnace, hot water tank, and electrical. Whether you're looking to update it and make it your own, build equity as a first-time buyer, or explore a promising investment opportunity, this home offers incredible potential in a great location. If you value space, quiet, and the chance to create something personal, this one is worth a closer look. (id:6769)

Laundry room 26.17 Ft x 24.25 Ft

3pc Bathroom 7.33 Ft x 5.00 Ft

Bedroom 10.33 Ft x 12.67 Ft

Bedroom 10.42 Ft x 10.50 Ft

Dining room 9.58 Ft x 13.83 Ft

Kitchen 8.75 Ft x 13.25 Ft

Living room 13.25 Ft x 21.17 Ft

Other 4.00 Ft x 5.67 Ft

Other 6.75 Ft x 6.08 Ft

Bedroom 13.25 Ft x 8.50 Ft

Primary Bedroom 13.25 Ft x 10.83 Ft

Bedroom 9.08 Ft x 10.92 Ft

4pc Bathroom 8.92 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE COUNTY REALTY



Royal

**LePage Kelowna**

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