



## 4618 54 Street Athabasca Alberta

\$149,000

Check out this practical 3-bedroom, 2-bathroom half duplex located in a quiet, mature neighborhood. This property, with some personal touches, offers a straightforward opportunity for those looking to roll up their sleeves and make it their own. Ideal for a first-time buyer seeking affordability, a single parent on a budget, or a savvy investor interested in a rental property. Featuring a single-car attached garage, this home provides functional living space with room for improvement. While it may lack the frills, its simplicity offers a blank canvas for your personal touches and renovations. With a bit of effort, this property can be transformed into a comfortable and budget-friendly residence. Explore the potential and make this property your own with a touch of care and creativity. (id:6769)

4pc Bathroom 6.75 Ft x 5.08 Ft

Bedroom 10.33 Ft x 7.67 Ft

Bedroom 9.25 Ft x 8.92 Ft

Primary Bedroom 9.58 Ft x 12.33 Ft

2pc Bathroom 4.17 Ft x 8.25 Ft

Dining room 11.25 Ft x 10.50 Ft

Kitchen 7.83 Ft x 6.50 Ft

Laundry room 6.58 Ft x 5.08 Ft

Living room 15.25 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE COUNTY REALTY



Royal

**LePage Kelowna**

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