



4804 52 Street Athabasca Alberta

\$159,900

Step into this charming historical gem boasting a picturesque view of the Athabasca River and our quaint town from the backyard. Nestled on one-and-a-half town lots, this property offers ample space and endless potential. Three spacious bedrooms on the upper level and a fully renovated bathroom on the main for your convenience. The den off the back entry provides a versatile space ideal for work or relaxation, while the sunroom area off of the front provides another space to enjoy natural light, adding to the charming appeal of this older-built home. Be pleasantly surprised by the upgraded kitchen and the newer flooring throughout the main level, enhancing both the style and durability. One of the more unique aspects of this home though is the full attic, a blank canvas awaiting your creative touch. Convert it into additional living space, a studio, or an office—the possibilities are endless. Outside, a double detached oversized heated garage awaits, providing ample storage and workspace for all your projects and hobbies (the garage was built approximately 25 years ago). Whether you choose to live in it now and relish in its charm and appeal, or rent it out until you are ready to move to town and build your dream home with a breathtaking view, the opportunities are endless. It is something to consider. (id:6769)

Living room 16.00 Ft x 15.42 Ft
Kitchen 9.75 Ft x 8.83 Ft
Dining room 9.75 Ft x 12.50 Ft
Laundry room 8.83 Ft x 11.00 Ft
Den 13.92 Ft x 11.25 Ft
4pc Bathroom 9.83 Ft x 5.25 Ft

Sunroom 15.58 Ft x 7.33 Ft
Storage 10.17 Ft x 7.25 Ft
Primary Bedroom 9.67 Ft x 18.08 Ft
Bedroom 13.17 Ft x 8.00 Ft
Bedroom 10.33 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE COUNTY REALTY



Royal

LePage Kelowna

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