

# \$337,000 - 4808 55 Street, Athabasca

MLS® #A2205538

**\$337,000**

0 Bedroom, 0.00 Bathroom, 1,705 sqft

Multi-family

Athabasca Town, Athabasca, Alberta

This full duplex is perfect for investors or multi-family living, located close to schools, walking trails, playgrounds, and all the amenities of downtown Athabasca. One side has been beautifully renovated, featuring 4 bedrooms and 1.5 bathrooms, while the other side offers 3 bedrooms and 2 bathrooms—ideal for rental income or extended family. Both units have partially finished basements, providing ample storage or potential for additional living space. The property also includes alley access with a dedicated parking spot, a small backyard space, and a shed for extra storage. Plus, this property comes with two amazing tenants who have recently renewed their leases for another year, ensuring immediate rental income. With its great location and income potential, this duplex is a rare find. Don't miss out on this fantastic opportunity! (id:6289)

Built in 1967

## Essential Information

Listing #	A2205538
Price	\$337,000
Bathrooms	0.00
Square Footage	1,705
Year Built	1967
Type	Multi-family
Sub-Type	Freehold



## Community Information

Address	4808 55 Street
Subdivision	Athabasca Town
City	Athabasca
Province	Alberta
Postal Code	T9S1L4

## Amenities

Parking Spaces	2
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## Interior

Appliances	Washer, Refrigerator, Stove, Dryer
Heating	Natural gas Forced air
Has Basement	Yes

## Exterior

Foundation	Poured Concrete
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## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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