

\$133,900 - 56 Birch Street, Athabasca

MLS® #A2212680

\$133,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.10 Acres

Athabasca Town, Athabasca, Alberta

This bright and affordable 3-bedroom, 2-bathroom mobile home sits on an owned lot in a prime Athabasca location—just minutes from the primary school, hospital, and everyday amenities. Large windows bring in tons of natural light, making the space feel warm and welcoming.

It's a great option for first-time buyers, anyone looking to downsize, or investors seeking a solid rental opportunity. The functional layout makes the most of the space, the yard is easy to maintain, and a small shed adds convenient storage.

Move-in ready and full of potential—this is a great chance to own or invest in Athabasca!

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212680 |
| Price | \$133,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 0.10 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|-------------------------|
| Style | Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 56 Birch Street |
| Subdivision | Athabasca Town |
| City | Athabasca |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 1T4 |

Amenities

| | |
|----------------|-----------------|
| Amenities | RV/Boat Storage |
| Parking Spaces | 1 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Fire Pit |
| Lot Description | Back Yard, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 21st, 2025 |
| Days on Market | 11 |
| Zoning | R-MHC |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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