

# \$299,900 - 4806 46 Avenue, Athabasca

MLS® #A2224616

## \$299,900

4 Bedroom, 2.00 Bathroom, 2,476 sqft

Residential on 0.34 Acres

Athabasca Town, Athabasca, Alberta

Check out one of the most unique properties in town. Originally built as the RCMP station, it was thoughtfully converted many years ago into a 4-bedroom, 2-bathroom home with over 2,400 square feet of space and opportunities. Built in 1957 and as solid as they come, this brick-clad 2-storey blends its original character with functional updates that make it truly one of a kind. Set on a massive 150â€™™ x 100â€™™ fenced lot on the old high school hill, the home is located in one of the quietest and most charming neighborhoods in town, where mature trees, eclectic architecture, and peaceful energy are the norm. This layout breaks all the cookie-cutter rules. On one side of the house, you'll find a sprawling space currently used as the primary suite, ensuite, and den, but imagine the possibilities: a rental space, a private home office, massage therapy space, or studio for meeting clients, with its own exterior entrance (easily reinstalled) and a 6-car parking pad out front. Upstairs features 3 more bedrooms and a full bathroom, while the basement includes laundry, ample storage, and â€™ yes â€™ what was once a panic room. Talk about a conversation starter. A brand new roof, solid construction, and a flexible layout mean you can move in with peace of mind and start shaping the space to fit your life and maybe your business too. This house has endless possibilities and is anything but ordinary!

Built in 1957



## Essential Information

MLS® #	A2224616
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,476
Acres	0.34
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	4806 46 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1H9

## Amenities

Parking Spaces	7
Parking	Garage Faces Front, Oversized, Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Smoking Home, Storage, Jetted Tub
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Natural Gas, Boiler
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot

Roof	Tar/Gravel
Construction	Brick
Foundation	Block, Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	16
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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