$249,900 - 4817 42 Street, Athabasca

MLS® #A2242255

$249,900
4 Bedroom, 2.00 Bathroom, 793 sqft
Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Attention First-Time Buyers & Growing Families!

Welcome to this charming five-bedroom, two-bathroom home nestled in a peaceful pocket of Athabasca, perfectly positioned across from green space and just steps from the scenic Trans Canada Trail system. Enjoy the convenience of being within walking distance to the downtown core, while still savouring the privacy and calm of a quiet neighbourhood.

Thoughtfully updated and partially renovated, this spacious home offers a cozy yet functional layout ideal for families of all sizes. The fully fenced yard is perfect for kids and pets to play, and the detached single garage adds extra value and storage space.

Whether youâ€™re relaxing in the tranquil backyard or enjoying a peaceful evening inside, this property truly feels like home.

All of this comes at a price that wonâ€™t break the bank â€” making it an ideal opportunity for first-time homeowners or those seeking more room to grow.

Located in the warm and welcoming community of Athabasca

Built in 1968

Essential Information

MLS® #	A2242255
Price	$249,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	793
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4817 42 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1P7

Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Storage
Appliances	Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	RE/MAX EXCELLENCE

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