

# \$249,000 - 2, 5010 41 Ave, Athabasca

MLS® #A2211975

## \$249,000

3 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.43 Acres

NONE, Athabasca, Alberta

Affordable space, smart layout, and low fees â€” all in one! This 3-bedroom, 3-bathroom townhouse-style condo offers incredible value whether you're a first-time buyer, a young family, or an investor looking for a solid rental. Enjoy the convenience of a single attached garage, a deck for outdoor relaxing, and 5 included appliances â€” making move-in simple. The super low monthly condo fees help keep your costs down at a time when monthly expenses just keep climbing. Inside. You'll find a practical layout with laundry conveniently located on the second level â€” a small detail that makes everyday life easier. Downstairs, a flex room in the basement offers space for a home office, workout area, or extra storage â€” whatever you need. A pleasantly appealing, functional home that gives you a lot for your dollar in a great location.

Built in 2002

## Essential Information

MLS® #	A2211975
Price	\$249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.43



Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2, 5010 41 Ave
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1V5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	76
Zoning	R7

## **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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