

\$299,900 - 3206 46 Ave Avenue, Athabasca

MLS® #A2230857

\$299,900

4 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.14 Acres

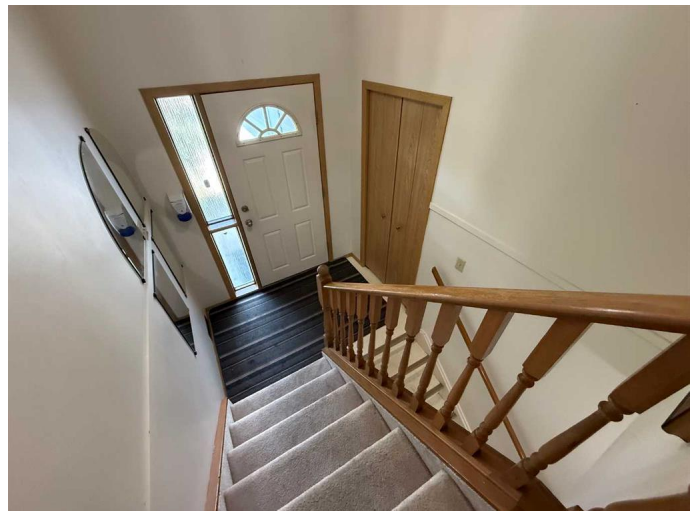
Athabasca Town, Athabasca, Alberta

This 4 bedroom 2-bathroom family home with an attached garage, ideally situated in a family-friendly neighborhood close to schools, playgrounds, hiking trails, and essential amenities. Just a short walk from the local hospital, primary school, and after-school care, this home is also conveniently located near popular retailers like Canadian Tire and a variety of quick-service restaurants.

Currently operating as a successful income property, the home is fully tenant-occupied with happy, reliable tenants who would love to stayâ€”making it a turnkey opportunity for investors. The numbers work, and the location sells itself.

For homebuyers, this is a fantastic opportunity to step into homeownership at a great price point. With a little cosmetic TLC, this property has all the makings of a warm, welcoming family home.

Recent updates include brand new smoke detectors and a new roof, giving you peace of mind whether youâ€™re investing or planning to move in.



Don't miss out on this versatile property.

Built in 1989

Essential Information

MLS® #	A2230857
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	3206 46 Ave Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S1P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	77
Zoning	R1

Listing Details

Listing Office	RE/MAX EXCELLENCE
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.