

# \$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 you'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 won't break the bank – 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 | 91              |
| Zoning         | R1              |

**Listing Details**

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

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