

# \$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	133
Zoning	R7

## **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.