



204, 2814 48 Avenue  
Athabasca, Alberta

MLS # A2202237



**\$139,900**

**Division:** NONE

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 737 sq.ft. **Age:** 2008 (18 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Guest, Parking Lot, Parking Pad, Paved

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 339

**LLD:** -

**Zoning:** R7

**Utilities:** -

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Mixed

**Foundation:** -

**Features:** Vinyl Windows

**Inclusions:** n/a

This well-maintained 2-bedroom, 1-bathroom condo is a practical choice for first-time buyers, snowbirds, or investors. Offering a comfortable and functional layout, it features a cozy gas fireplace in the living room, five appliances, and the convenience of low-maintenance living. Located close to shopping, dining, and other amenities, this condo provides easy access to everything you need. Whether you're looking for a place to call home or a smart rental investment, this unit is worth a look!