

## \$750,000 - 4716 50 Street, Athabasca Town

MLS® #E4430643

**\$750,000**

1 Bedroom, 2.50 Bathroom, 3,079 sqft  
Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

OPPORTUNITY KNOCKS!!!! Own this 4 units property in the heart of Athabasca. The main floor is fully rented except for the basement units. This property was built in 2015 with 2 large 3 bedrooms suites A & B are in upper floor. The main level offers a large kitchen, dining room, very spacious entry way with 2 piece bathroom and a deck from the living room. The upstairs have 3 bedrooms where the master bedroom has a large walk in closet, 1, 4 piece main bathroom, ensuite and full size laundry facilities upstairs. Suite A has more upgrades including lighting fixtures, built in natural gas fireplace, master closet organizer and decorative features wall in the living and dining room and double attached garages. Suites C&D are located in the lower level. The exterior lots have been nicely landscaped with perennial shrubs, decorative rock and poplar trees in the back yard. Come and see this good cash flow!!!!

Built in 2015

### Essential Information

MLS® #	E4430643
Price	\$750,000
Bedrooms	1
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	3,079
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### Community Information

Address	4716 50 Street
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1R1

### Amenities

Amenities	Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Not Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 12th, 2025
Days on Market	45
Zoning	Zone 60
Foreclosure	Yes

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Listing information last updated on May 27th, 2025 at 1:02pm MDT