

# \$365,000 - 4504 53 Street, Athabasca

MLS® #A2207764

## \$365,000

5 Bedroom, 3.00 Bathroom, 1,571 sqft  
Residential on 0.55 Acres

Athabasca Town, Athabasca, Alberta

Location, Location! Pride of ownership shines throughout this 5 bedroom 3 bath home with a detached garage on a half acre lot in the town of Athabasca. This home has been meticulously maintained throughout the years - The main floor features a large entrance with wood stove, spacious living room, large kitchen and dining area along with 3 good sized bedrooms, 4 piece bathroom & 3 piece ensuite. The basement is fully finished & perfect for hosting hockey nights or Sunday football games with a full wet bar, pool table and plenty of space to watch the game. There are also 2 bedrooms, a 3 piece bathroom & cold room. Outside you have a large wraparound deck, hot tub (as is), and a private and meticulously maintained backyard that doesn't back on to any neighbors. There is plenty of room for the kids to play and there is a trail cut down to the Athabasca River Runners snowmobile trail where it leaves town. The garage measures 22'x26' and is heated, large paved driveway with lots of parking. The home is move in ready and one of the best locations in Athabasca do not miss out!



Built in 1968

## Essential Information

MLS® #	A2207764
Price	\$365,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,571
Acres	0.55
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4504 53 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1K2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, No Smoking Home
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, See Remarks, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
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Lot Description	Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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