

# \$342,000 - 4808 55 Street, Athabasca

MLS® #A2205538

**\$342,000**

0 Bedroom, 0.00 Bathroom, 1,705 sqft  
Multi-Family on 0.00 Acres

Athabasca Town, Athabasca, Alberta

This full duplex is perfect for investors or multi-family living, located close to schools, walking trails, playgrounds, and all the amenities of downtown Athabasca. One side has been beautifully renovated, featuring 4 bedrooms and 1.5 bathrooms, while the other side offers 3 bedrooms and 2 bathrooms—ideal for rental income or extended family.

Both units have partially finished basements, providing ample storage or potential for additional living space. The property also includes alley access with a dedicated parking spot, a small backyard space, and a shed for extra storage. Plus, this property comes with two amazing tenants who have recently renewed their leases for another year, ensuring immediate rental income. With its great location and income potential, this duplex is a rare find. Don't miss out on this fantastic opportunity!

Built in 1967

## Essential Information

MLS® #	A2205538
Price	\$342,000
Bathrooms	0.00
Square Footage	1,705
Acres	0.00
Year Built	1967



Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

### **Community Information**

Address	4808 55 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1L4

### **Amenities**

Parking Spaces	2
Parking	Alley Access

### **Interior**

Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Partially Finished, Partial

### **Exterior**

Roof	Asphalt Shingle
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	25
Zoning	R3

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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