

# \$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, Range, See Remarks, Washer, Window Coverings |
| 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 |
|-------------------|------------------------|

|                 |                                     |
|-----------------|-------------------------------------|
| 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 | 21              |
| Zoning         | R1              |

### **Listing Details**

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

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