

\$309,000 - 3206 46 Ave, Athabasca Town

MLS® #E4442177

\$309,000

4 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Athabasca Town, Athabasca Town, AB

This 4 bedroom, 2-bathroom family home with an attached garage, ideally situated in a family-friendly neighborhood close to schools, playgrounds, hiking trails, and essential amenities. Just a short walk from the local hospital, primary school, and after-school care, this home is also conveniently located near popular retailers like Canadian Tire and a variety of quick-service restaurants. Currently operating as a successful income property, the home is fully tenant-occupied with happy, reliable tenants who would love to stayâ€”making it a turnkey opportunity for investors. The numbers work, and the location sells itself. For homebuyers, this is a fantastic opportunity to step into homeownership at a great price point. With a little cosmetic TLC, this property has all the makings of a warm, welcoming family home. Recent updates include brand new smoke detectors and a new roof, giving you peace of mind whether youâ€™re investing or planning to move in. Donâ€™t miss out on this versatile property.

Built in 1989

Essential Information

MLS® # E4442177

Price \$309,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3206 46 Ave
Area	Athabasca Town
Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1P2

Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 11th, 2025
Days on Market 8
Zoning Zone 60

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