

# \$228,900 - 4911 42 Street, Athabasca

MLS® #A2243136

**\$228,900**

3 Bedroom, 3.00 Bathroom, 780 sqft  
Residential on 0.15 Acres

Athabasca Town, Athabasca, Alberta

Charming Bungalow Near Downtown  
Athabasca

Perfectly located just steps from scenic trails, the Athabasca River, playgrounds, and shopping, this 2-bedroom, 3-bath bungalow is ideal for families, first-time buyers, or anyone looking for comfort and convenience.

Inside, youâ€™ll find quartz countertops, new kitchen cabinets, vinyl plank flooring, fresh paint, and a spacious bonus room downstairsâ€”offering more space than youâ€™d expect. The backyard features alley access, a detached garage, and plenty of room for parking or storage.

Move-in ready and full of potentialâ€”donâ€™t miss this opportunity to get into todayâ€™s market!

Built in 1973

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2243136  |
| Price    | \$228,900 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 780         |
| Acres          | 0.15        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4911 42 Street   |
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1P7          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Storage                            |
| Lot Description   | Back Yard, No Neighbours Behind    |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 14              |
| Zoning         | 60              |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX EXCELLENCE |
|----------------|-------------------|

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