

# \$133,900 - 56 Birch Street, Athabasca

MLS® #A2212680

## \$133,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.10 Acres

Athabasca Town, Athabasca, Alberta

This bright and affordable 3-bedroom, 2-bathroom mobile home sits on an owned lot in a prime Athabasca location—just minutes from the primary school, hospital, and everyday amenities. Large windows bring in tons of natural light, making the space feel warm and welcoming.

It's a great option for first-time buyers, anyone looking to downsize, or investors seeking a solid rental opportunity. The functional layout makes the most of the space, the yard is easy to maintain, and a small shed adds convenient storage.

Move-in ready and full of potential—this is a great chance to own or invest in Athabasca!

Built in 2003

### Essential Information

MLS® #	A2212680
Price	\$133,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached



Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	56 Birch Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1T4

## Amenities

Amenities	RV/Boat Storage
Parking Spaces	1
Parking	Parking Pad

## Interior

Interior Features	Laminate Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

## Additional Information

Date Listed	April 21st, 2025
Days on Market	12
Zoning	R-MHC

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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