

# \$140,000 - 5106 49 Avenue, Athabasca

MLS® #A2220404

**\$140,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.48 Acres

Athabasca Town, Athabasca, Alberta

Excellent development opportunity in the Town of Athabasca. This property includes 3.5 lots on 2 separate titles, offering flexibility and potential for multi-family or residential construction (subject to municipal approval). Zoned R7 and ideally located at the corner of 49th Avenue and 51st Street, both parcels are serviced with water and sewer connections, with power and natural gas accessible from the alley. A great buy in a prime location—ideal for investors, developers, or custom home builders. Price subject to GST.

## Essential Information

MLS® #	A2220404
Price	\$140,000
Bathrooms	0.00
Acres	0.48
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	5106 49 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1C4



**Exterior**

Lot Description      Back Lane, Corner Lot, Open Lot

**Additional Information**

Date Listed            May 12th, 2025  
Days on Market      90  
Zoning                 R7

**Listing Details**

Listing Office            ROYAL LEPAGE COUNTY REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.