

# \$105,000 - 201, 4505 53 Street, Athabasca

MLS® #A2242306

**\$105,000**

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Welcome to this beautifully updated 2-bedroom, 1.5-bath apartment-style condo located in Northland Manor. This second-floor unit offers a bright and comfortable living space with a northeast-facing balcony—perfect for enjoying your morning coffee or relaxing in the evening. Inside, you’ll find a thoughtfully renovated home with numerous updates completed in recent years. The kitchen features quartz countertops, a stylish subway tile backsplash, and updated sink and faucet—all completed in 2021. A new dishwasher was installed in 2024, and the stove, microwave, and range hood were replaced in 2020. The main bathroom also boasts quartz counters and new fixtures, replaced in 2021. The living room, dining room, and bathroom were updated with new flooring in 2020, and the entire unit was freshly painted in 2021. Additional improvements include new windows and a patio door installed in 2012 and a new toilet in the half bath in 2025. This well-maintained condo offers excellent value with condo fees of \$500 per month, covering gas, water, sewer, garbage, and contributions to the reserve fund. A convenient coin-operated laundry facility is located just steps from the unit. Whether you're a first-time homebuyer or looking for a smart investment opportunity, this affordable and move-in-ready condo is a great choice.

Built in 1977



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242306          |
| Price          | \$105,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 909               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201, 4505 53 Street |
| Subdivision | Athabasca Town      |
| City        | Athabasca           |
| County      | Athabasca County    |
| Province    | Alberta             |
| Postal Code | T9S 1K1             |

## Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Coin Laundry, Trash |
| Parking Spaces | 1                   |
| Parking        | Off Street          |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator         |
| Heating           | Baseboard, Boiler                                           |
| Cooling           | None                                                        |
| # of Stories      | 2                                                           |
| Basement          | None                                                        |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 13              |
| Zoning         | R7              |
| HOA Fees       | 500             |
| HOA Fees Freq. | MON             |

**Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.