

# \$388,000 - 202, 303, 304, 2814 48 Avenue, Athabasca

MLS® #A2261453

**\$388,000**

0 Bedroom, 0.00 Bathroom, 2,192 sqft

Multi-Family on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Looking for a great return on investment? 3 well cared for condos for sale in a 12 unit building. Each unit has its own furnace, gas fireplace, washer/dryer combo, fridge, stove and dishwasher. Tenants currently pay for power and gas; owner pays for water/sewer/garbage and condo fees. These units have a very low vacancy rate as they are in a great location in Athabasca. Conveniently located close to the hospital, police station, restaurants and shopping. 2 - 2 bedroom units and 1 - 1 bedroom unit. The one bedroom unit rents out at \$1,045 per month with condo fees being \$279 per month. The 2 bedroom units rent out at \$1,245 and \$1,265 per month with condo fees being \$355 per month per unit. Great opportunity in a thriving community.

Built in 2008

## Essential Information

MLS® #	A2261453
Price	\$388,000
Bathrooms	0.00
Square Footage	2,192
Acres	0.00
Year Built	2008
Type	Multi-Family
Sub-Type	Apartment
Style	Single Level Unit
Status	Active



## Community Information

Address	202, 303, 304, 2814 48 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 0A5

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Asphalt, Assigned, Off Street, Stall

## Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room
# of Stories	3

## Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 1st, 2025
Days on Market	2
Zoning	R7

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.