

\$198,000 - 4819 54 Street, Athabasca

MLS® #A2265517

\$198,000

3 Bedroom, 2.00 Bathroom, 1,078 sqft
Residential on 0.21 Acres

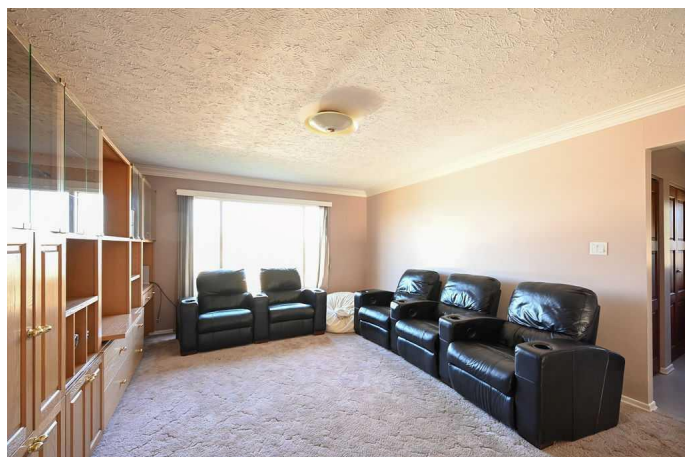
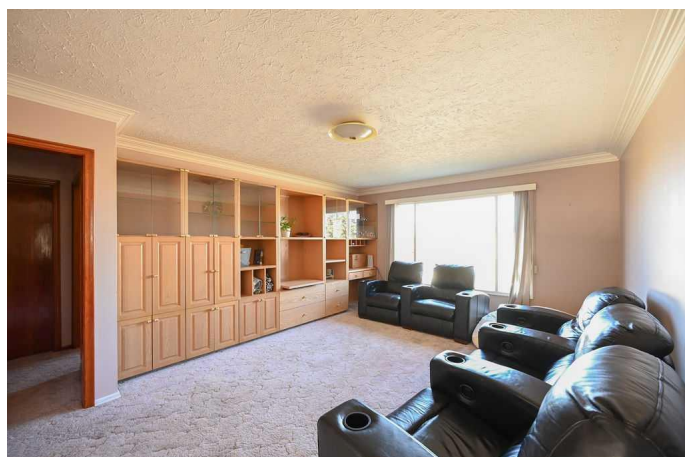
Athabasca Town, Athabasca, Alberta

Looking to step into homeownership with a mortgage helper? This bungalow on a corner lot offers the perfect opportunity with a basement suite and a fantastic location near LTIS and just a short walk to downtown. The main level features 2 spacious bedrooms, a 4-piece bathroom, a bright living room, and an oversized kitchen with plenty of room for cooking and entertaining. Downstairs, the separate entrance leads to a 1-bedroom, 1-bathroom suite, ideal for rental income, extended family, or guests. The home has shared laundry, and the layout offers both privacy and functionality. Situated on a lot and a half, this property also has a double detached garage and a nice sized yard – perfect for gardening, kids, pets, or future development ideas. With some TLC, this could be one of the smarter investments in your future.

Built in 1966

Essential Information

MLS® #	A2265517
Price	\$198,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.21
Year Built	1966



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4819 54 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1L2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Off Street
# of Garages	2

Interior

Interior Features	Wood Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	2
Zoning	R3

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.