

# \$110,000 - 102, 4505 53 Street, Athabasca

MLS® #A2189462

**\$110,000**

2 Bedroom, 2.00 Bathroom, 881 sqft  
Residential on 0.00 Acres

Athabasca Town, Athabasca, Alberta

One more condo available on this level.  
Simple living with an affordable price tag.  
Spacious 2 bedroom, 1.5 bathroom condo on the lower level of Northlands Manor. Located in a quiet area in the Town of Athabasca. Coin laundry is located on the second level. Condo fees are \$500 per month and includes water, sewer, garbage, natural gas and reserve fund contributions.

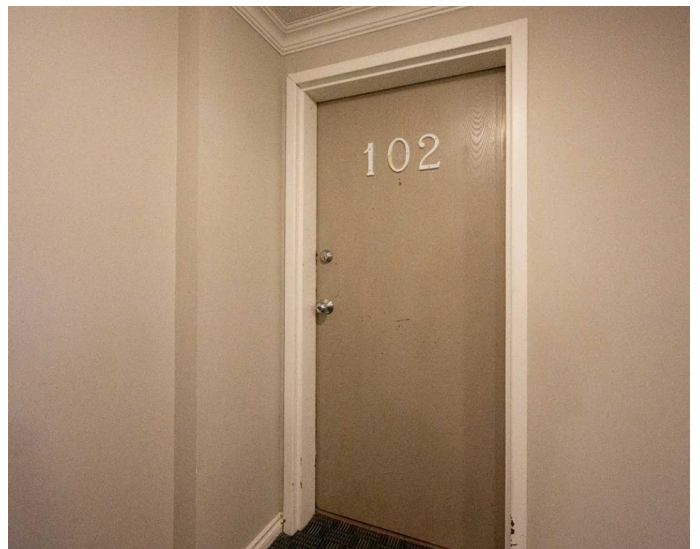
Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189462    |
| Price          | \$110,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 881         |
| Acres          | 0.00        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102, 4505 53 Street |
| Subdivision | Athabasca Town      |



|             |                  |
|-------------|------------------|
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1K1          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Coin Laundry, Parking, Trash, Visitor Parking                                  |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 1  |
| Parking        | Off Street   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home                                |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s) |
| Heating           | Boiler, Natural Gas                            |
| Cooling           | None   |
| # of Stories      | 3  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 73                 |
| Zoning         | R7                 |

### **Listing Details**

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

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