

# \$89,900 - 4202 53a Street, Athabasca

MLS® #A2221756

**\$89,900**

2 Bedroom, 1.00 Bathroom, 1,107 sqft

Residential on 0.13 Acres

Athabasca Town, Athabasca, Alberta

This is what pride of ownership looks like! Anyone that has an opportunity to see inside will be able to appreciate the level of care that's been put into maintaining this property. Just over 1100 sq ft with 2 bedrooms, bathroom and laundry. Addition provides extra room for a large entrance with storage, and spacious hobby/flex room. Easy maintenance exterior with metal siding, roof and skirting. 12 ft x 9.5 ft covered deck, could easily be screened in for extra privacy and to keep the bugs out. Foundation is concrete block, mobile is attached to the garage with concrete footing and slab. Yard is mostly fenced, only a short opening at the entrance to finish if you prefer to be completely closed in. Additional fenced storage in behind trailer. Main water line has heat tape. Furnace replaced 2013, hot water tank and stove 4 years old.

Built in 1977

## Essential Information

MLS® #	A2221756
Price	\$89,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,107
Acres	0.13
Year Built	1977



Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	4202 53a Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1C4

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot
Roof	Metal
Construction	Mixed
Foundation	Block

### Additional Information

Date Listed	May 14th, 2025
Days on Market	6
Zoning	R-MHS

### Listing Details

Listing Office	3% REALTY PROGRESS
----------------	--------------------

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.