

# \$245,000 - 4812 49 Street, Athabasca

MLS® #A2216228

**\$245,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.34 Acres

Athabasca Town, Athabasca, Alberta

Excellent location! Plan your new build on this flat lot in the Town of Athabasca. 15,000 square feet is ample room whether you're looking to develop a new business location, expand your portfolio, or hold as a long-term investment. This parcel delivers exceptional potential and offers municipal services at the property line, one title, and has a C1 zoning.

## Essential Information

MLS® #	A2216228
Price	\$245,000
Bathrooms	0.00
Acres	0.34
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	4812 49 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1C3

## Additional Information

Date Listed	May 1st, 2025
Days on Market	113



Zoning C1

## Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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.