

# \$73,000 - 4810 49 Avenue, Rochester

MLS® #A2239533

**\$73,000**

1 Bedroom, 1.00 Bathroom, 702 sqft

Residential on 0.29 Acres

NONE, Rochester, Alberta

Affordable, peaceful living at Rochester, great for a starter home, retreat or retirement. Large lot (.29 acre) gives you ample space to have a garden, build a garage or just enjoy. Beautiful mature trees for shade, lawn and if needed a clothes line. The combination kitchen and living room layout creates a big open area. Just a half hour to Athabasca or a little over an hour to St. Albert.

Built in 1946

## Essential Information

MLS® #	A2239533
Price	\$73,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.29
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4810 49 Avenue
Subdivision	NONE
City	Rochester



County	Athabasca County
Province	Alberta
Postal Code	T0G1Z0

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Open Floorplan
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt, Metal
Construction	Mixed
Foundation	Other

### Additional Information

Date Listed	July 15th, 2025
Days on Market	1
Zoning	RH

### Listing Details

Listing Office	RE/MAX REAL ESTATE
----------------	--------------------

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.