

# \$105,000 - 201, 4505 53 Street, Athabasca

MLS® #A2242306

**\$105,000**

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Welcome to this beautifully updated 2-bedroom, 1.5-bath apartment-style condo located in Northland Manor. This second-floor unit offers a bright and comfortable living space with a northeast-facing balcony—perfect for enjoying your morning coffee or relaxing in the evening. Inside, you’ll find a thoughtfully renovated home with numerous updates completed in recent years. The kitchen features quartz countertops, a stylish subway tile backsplash, and updated sink and faucet—all completed in 2021. A new dishwasher was installed in 2024, and the stove, microwave, and range hood were replaced in 2020. The main bathroom also boasts quartz counters and new fixtures, replaced in 2021. The living room, dining room, and bathroom were updated with new flooring in 2020, and the entire unit was freshly painted in 2021. Additional improvements include new windows and a patio door installed in 2012 and a new toilet in the half bath in 2025. This well-maintained condo offers excellent value with condo fees of \$500 per month, covering gas, water, sewer, garbage, and contributions to the reserve fund. A convenient coin-operated laundry facility is located just steps from the unit. Whether you're a first-time homebuyer or looking for a smart investment opportunity, this affordable and move-in-ready condo is a great choice.

Built in 1977



## Essential Information

MLS® #	A2242306
Price	\$105,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	909
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	201, 4505 53 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1K1

## Amenities

Amenities	Coin Laundry, Trash
Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Baseboard, Boiler
Cooling	None
# of Stories	2
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	7
Zoning	R7
HOA Fees	500
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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