



## 4808 55 Street , Athabasca, Alberta - \$342,000



Main Photo

### Property Description

This full duplex is perfect for investors or multi-family living, located close to schools, walking trails, playgrounds, and all the amenities of downtown Athabasca. One side has been beautifully renovated, featuring 4 bedrooms and 1.5 bathrooms, while the other side offers 3 bedrooms and 2 bathrooms—ideal for rental income or extended family.

Both units have partially finished basements, providing ample storage or potential for additional living space. The property also includes alley access with a dedicated parking spot, a small backyard space, and a shed for extra storage. Plus, this property comes with two amazing tenants who have recently renewed their leases for another year, ensuring immediate rental income. With its great location and income potential, this duplex is a rare find. Don't miss out on this fantastic opportunity!



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