



**2, 5010 41 AVE , Athabasca, Alberta - \$249,000**



Main Photo

## Property Description

Affordable space, smart layout, and low fees — all in one! This 3-bedroom, 3-bathroom townhouse-style condo offers incredible value whether you're a first-time buyer, a young family, or an investor looking for a solid rental. Enjoy the convenience of a single attached garage, a deck for outdoor relaxing, and 5 included appliances — making move-in simple. The super low monthly condo fees help keep your costs down at a time when monthly expenses just keep climbing. Inside. You'll find a practical layout with laundry conveniently located on the second level — a small detail that makes everyday life easier. Downstairs, a flex room in the basement offers space for a home office, workout area, or extra storage — whatever you need. A pleasantly appealing, functional home that gives you a lot for your dollar in a great location.

## REALTOR Referral



P:



REALTOR®

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