

# \$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	2
Zoning	RH

### Listing Details

Listing Office	RE/MAX REAL ESTATE
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