

## \$1,650,000 - 2501 41 Avenue, Athabasca Town

MLS® #E4394696

**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Athabasca Town, Athabasca Town, AB

Excellent investment opportunity! Athabasca Mobile Home Park, established in 1996, is located within the charming community of Athabasca on over 20 acres of land. It is a quiet, inviting, well maintained park catering to families (great fenced in park for children), individuals and seniors. There are currently 57 pad sites with 24 brand new lots under development. Each developed lot is 100' x 40' and there is bare land adjacent to the current park site offering the opportunity for expansion. Conveniently located just a few short km's from all amenities including a Primary School just 1.3 kms away. Only 1.5 hours from Edmonton. Town water. Zoned R-MHP.

### Essential Information

MLS® #	E4394696
Price	\$1,650,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address	2501 41 Avenue
Area	Athabasca Town



Subdivision	Athabasca Town
City	Athabasca Town
County	ALBERTA
Province	AB
Postal Code	T9S 1V7

### **Additional Information**

Date Listed	June 24th, 2024
Days on Market	357
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 2:17pm MDT