

## \$249,000 - 52 Thomson Road, Fort Assiniboine

MLS® #E4445727

**\$249,000**

3 Bedroom, 1.00 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Fort Assiniboine, Fort Assiniboine, AB

Looking for small-town charm with big value? Welcome to Fort Assiniboine—just 1hr 45min north of Edmonton—where this well-loved 1,090 sqft 3 bed, 1 bath home sits on a massive double lot (services available on the second lot!). The sellers are MOTIVATED, and this home has seen great updates: vinyl plank flooring in bedrooms (2022), vinyl windows (2016), siding (2021), stainless steel stove(2023), & hot water tank (2022) to name a few. Enjoy your mornings on the covered patio, park in the attached insulated garage or carport (2018), and store everything in the metal shed (2018). Outdoor perks include a firepit, raised/covered garden bed, and cherry trees. Located in a peaceful hamlet along the scenic Athabasca River, Fort Assiniboine features beautiful views, a K-9 school, and a welcoming, close-knit community. Whether you're starting out, slowing down, or seeking that peaceful lifestyle—this could be your perfect fit!

Built in 1980

### Essential Information

MLS® #	E4445727
Price	\$249,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,092
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	52 Thomson Road
Area	Fort Assiniboine
Subdivision	Fort Assiniboine
City	Fort Assiniboine
County	ALBERTA
Province	AB
Postal Code	T0G 1A0

### **Amenities**

Amenities	Hot Water Natural Gas, Patio, Vinyl Windows, See Remarks
Parking	Insulated, Single Carport, Single Garage Attached

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Flat Site, Not Fenced, Playground Nearby, Schools
Roof	Metal
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Fort Assiniboine School
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Middle

Fort Assiniboine School

### **Additional Information**

Date Listed            July 3rd, 2025

Days on Market      19

Zoning                Zone 70

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