

\$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 33
Zoning Zone 70

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