

\$244,900 - 52 Thomson Road, Fort Assiniboine

MLS® #E4445727

\$244,900

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 | \$244,900 |
| 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 |
|------------|-------------------------|

Middle

Fort Assiniboine School

Additional Information

Date Listed July 3rd, 2025

Days on Market 55

Zoning Zone 70

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 August 27th, 2025 at 5:47am MDT