



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 ATKINSON Lane, Fort McMurray T9J1G8**

MLS® #: **A2091750**

Area: **Abasand**

Listing Date: **11/06/23**

List Price: **\$324,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$25k, 23-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Finished Floor Area

Lot Sz Ar:

**5,516 sqft**

Lot Shape:

Abv Sqft:

**849**

Low Sqft:

Ttl Sqft:

**849**

DOM

**195**

Layout

Beds:

**2 (1 1 )**

Baths:

**2.0 (2 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Driveway, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard, Boiler, Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding**

Flooring:

**Carpet, Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked**

Int Feat:

**Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`4" x 12`9"
Living Room	Main	19`1" x 14`5"
Bedroom - Primary	Second	10`1" x 14`5"
Game Room	Basement	19`1" x 21`7"
4pc Bathroom	Basement	4`11" x 7`1"

Room	Level	Dimensions
Kitchen	Main	10`0" x 9`2"
Loft	Second	10`1" x 12`6"
4pc Ensuite bath	Second	5`3" x 8`0"
Bedroom	Basement	11`5" x 9`3"
Laundry	Basement	4`11" x 8`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0121639**

Zoning:  
**R3**

Remarks

Pub Rmks:

**Welcome to this well maintained and quaint home in Abasand! A friendly neighborhood with great walking trails, off road trails, schools, the amazing Abasand look-out! Centrally located in the heart of Fort McMurray it is minutes away from downtown, Keyano College and more. Offered at an attractive price of \$349,900 this is a perfect starter home or for someone looking to downsize! As you enter, the front entrance welcomes you to the open concept living room and dinning area. The bright natural light leads you all the way to the backyard which is a great fenced area! Heading upstairs to the primary with an attached 4 peace ensuite, it is accompanied by a spacious loft! Great use for an office, reading room or hang out space! The lower level hosts a second bedroom, large rec room and the second full bathroom. There is so much potential for this home, its inviting atmosphere will inspire you with ideas to make it your perfect home.**

Inclusions:  
Property Listed By:

**All current window coverings, Shed  
EXP REALTY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**







