



THE
A-TEAM

**RE/MAX
FIRST**

401 ATHABASCA Avenue #109, Fort McMurray T9J 0A1

MLS® #: **A2106942**

Area: **Abasand**

Listing Date: **02/10/24**

List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 20-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2018**

Lot Information

Lot Sz Ar: **0.00X0.00**
Lot Shape: **0.00X0.00**

Access:

Lot Feat: **Standard Shaped Lot**
Park Feat: **Concrete Driveway, Double Garage Attached**

DOM

100
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air, Natural Gas**
Sewer: **Sewer**
Ext Feat: **Balcony**

Construction: **Concrete, Other, Vinyl Siding, Wood Frame**

Flooring: **Carpet, Vinyl Plank**

Water Source: **Public**

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
Int Feat: **Closet Organizers, See Remarks, Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|---------------|
| Living Room | Main | 19`1" x 11`8" |
| Dining Room | Main | 8`7" x 13`10" |
| Bedroom - Primary | Upper | 11`9" x 12`6" |
| Bedroom | Upper | 9`8" x 10`2" |
| 4pc Bathroom | Upper | 8`1" x 4`10" |

| Room | Level | Dimensions |
|------------------|-------|---------------|
| Kitchen | Main | 10`7" x 10`1" |
| 2pc Bathroom | Main | 5`0" x 5`4" |
| Bedroom | Upper | 9`0" x 13`6" |
| 3pc Ensuite bath | Upper | 8`6" x 4`10" |

Legal/Tax/Financial

| | | | | |
|---------------------|---|------------|--|---------|
| Condo Fee: | | Title: | | Zoning: |
| \$375 | | Fee Simple | | R3 |
| | | Fee Freq: | | |
| | | Monthly | | |
| Legal Desc: | 0125598 | | | |
| | | Remarks | | |
| Pub Rmks: | UPGRADED END UNIT! This stunning 3-bedroom, 2.5-bathroom END unit boasts unparalleled convenience, with visitor parking and a fitness center and amenities room for residents just steps away. Enjoy the luxury of blackout blinds, central air conditioning, and upgraded appliances throughout. The double garage features a brand new epoxy floor with parking for 2 additional vehicles in the driveway. Step inside to discover upgraded flooring, quartz counters with upgraded backsplash, and stylish lighting. The eat-up breakfast bar is perfect for casual dining, while the spacious dining room offers patio door access to an expansive balcony overlooking the amenities building and community playground. Fire up the natural gas BBQ hook-up for effortless outdoor entertaining! Relax in the cozy living room, complete with an upgraded corner fireplace. Outside, the fenced front yard provides a safe haven for pets and kids to play. Don't miss out on this exceptional opportunity to elevate your lifestyle in a home that's truly above the rest. Schedule your viewing today! | | | |
| Inclusions: | Garage Remotes (2), Mounted Headboard in Primary, 2 TV Mounts, Curtain Rods | | | |
| Property Listed By: | COLDWELL BANKER UNITED | | | |

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









