



THE
A-TEAM

**RE/MAX
FIRST**

401 ATHABASCA Avenue #163, Fort McMurray T9J 0A1

MLS® #: **A2110726**

Area: **Abasand**

Listing Date: **03/01/24**

List Price: **\$298,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 06-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:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,221**
Low Sqft:
Ttl Sqft: **1,221**

DOM

76

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Front Yard,Low Maintenance Landscape,Greenbelt,Landscaped,Standard Shaped Lot,Views
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding
Flooring:
Carpet,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`4"
Kitchen	Main	10`4" x 9`11"
3pc Ensuite bath	Second	8`6" x 4`10"
Bedroom	Second	9`9" x 10`2"
Bedroom - Primary	Second	11`11" x 12`8"

Room	Level	Dimensions
Dining Room	Main	8`8" x 10`4"
Living Room	Main	15`3" x 11`7"
4pc Bathroom	Second	8`3" x 4`11"
Bedroom	Second	9`0" x 13`4"
Furnace/Utility Room	Second	10`3" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$375

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0125598**

Remarks

Pub Rmks:

Welcome to 163-401 Athabasca Avenue: This modern end unit home offers picturesque green belt views and convenient access to the newly opened indoor gym equipped with state-of-the-art equipment. Nestled in the serene community of Abasand, this turnkey property features an attached double car garage and driveway parking offerings space for four vehicles, along with three bedrooms and two and a half bathrooms. Step onto the front deck and take in the tranquil surroundings from your fully fenced front yard, complete with stunning views of the green belt across the road. As you enter the home, you'll be greeted by luxurious vinyl plank flooring throughout the main level, complemented by a cozy natural gas fireplace in the living room. The kitchen is the heart of the home, featuring an eat-up peninsula, sleek quartz countertops, modern flat-panel cupboards, and stainless steel appliances. Rounding out the main level is a convenient two-piece bathroom and ample closet and storage space. Upstairs, oversized windows flood each bedroom with natural light. The primary bedroom boasts a spacious closet and a beautiful three-piece ensuite bathroom, while the additional two bedrooms are generous in size. A pristine four-piece bathroom completes the upper level. Down into to the lower level to find the utility room and stacked laundry, ensuring convenience and efficiency. Equipped with central air conditioning, this home provides year-round comfort. The attached double car garage offers additional storage space for your belongings or recreational equipment. Enjoy the tranquility of Abasand's natural surroundings, with trails, wildlife, and breathtaking views at your doorstep. Take advantage of the complimentary use of the gym within the complex and the adjacent playground for children. Don't miss the opportunity to tour this immaculate home—schedule your private viewing today.

Inclusions:
Property Listed By:

n/a
The Agency North Central Alberta

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











