



THE
A-TEAM

**RE/MAX
FIRST**

191 ATKINSON Lane, Fort McMurray T9J 1E8

MLS® #: **A2114388**

Area: **Abasand**

Listing Date: **03/27/24**

List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 01-May**

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:

4,628 sqft

Lot Shape:

Abv Sqft:

1,307

Low Sqft:

Ttl Sqft:

1,307

DOM

50

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

Modified Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Greenbelt,Landscaped,Standard Shaped Lot,Street Lighting

Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Interlocking Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Closet Organizers,High Ceilings,No Smoking Home,See Remarks,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	4`10" x 7`1"
Dining Room	Main	16`2" x 9`10"
Living Room	Main	15`6" x 11`11"
Bedroom	Second	14`8" x 10`3"
2pc Bathroom	Basement	9`1" x 6`5"
Family Room	Basement	21`3" x 15`1"

Room	Level	Dimensions
4pc Bathroom	Main	7`3" x 7`5"
Kitchen	Main	8`10" x 9`3"
Bedroom - Primary	Main	16`10" x 13`3"
Bedroom	Second	14`9" x 10`3"
Bedroom	Basement	13`8" x 16`0"
Furnace/Utility Room	Basement	6`11" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R3

0121639

Remarks

Pub Rmks:

LIVE LIFE ON NATURE'S DOORSTEP WITH THIS HOME BACKING ONTO A BREATHTAKING TREELINE! Welcome to your serene sanctuary in the heart of Abasand! This charming 4-bedroom, 3-bathroom home is a true oasis, surrounded by the natural beauty of towering trees that create a peaceful ambiance. Step inside to discover a freshly painted interior, where natural light floods through the windows, accentuating the warmth and coziness of the space. The main floor features a thoughtfully designed kitchen with stainless steel appliances, perfect for preparing delicious meals to enjoy with family and friends. Retreat to the spacious primary bedroom, complete with its own ensuite bathroom for added comfort and privacy. Two additional bedrooms provide ample space for relaxation or productivity, while another full bathroom ensures convenience for all. Downstairs, the basement offers even more living space, with a cozy family room, an additional bedroom, and 2 piece bathroom, providing flexibility for guests or growing families. For the **GARAGE ENTHUSIASTS**, you'll love the epoxy flooring, loads of cupboards for convenient storage, keeping your home organized and clutter-free. Driveway can easily park 3 vehicles with interlocking brick and the home is complete with **NEWER SIDING AND SHINGLES**. Oh, I can't forget the heli-lights illuminating the front of the home. But perhaps the most enchanting feature of this home is its backyard oasis, where the beauty of nature surrounds you. Imagine sipping your morning coffee on the deck as you listen to the gentle rustle of leaves or hosting summer barbecues surrounded by the tranquility of the **GREENSPACE**. Complete with 2 tier deck and 12X16 shed with overhead door. Come live in the vibrant community of Abasand, where convenience meets outdoor adventure! Situated amidst the natural beauty of abundant parks and playgrounds, this home offers proximity to two schools, a strip mall, and a gas station for all your daily needs. But that's just the beginning - Abasand boasts some of the most picturesque trails in the region, perfect for ATV rides, or invigorating hikes. And with downtown just minutes away, you truly have the best of all worlds. Don't miss your chance to experience the unparalleled lifestyle that Abasand has to offer - schedule your showing today and make this your new home sweet home!

Inclusions:
Property Listed By:

Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Garage door opener and controls, AC, All window coverings, Garage cabinets, Shed, TV Mounts
COLDWELL BANKER UNITED

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











