



THE
A-TEAM

**RE/MAX
FIRST**

704 ATHABASCA Avenue, Fort McMurray T9J 1H8

MLS® #: **A2125466**

Area: **Abasand**

Listing Date: **04/24/24**

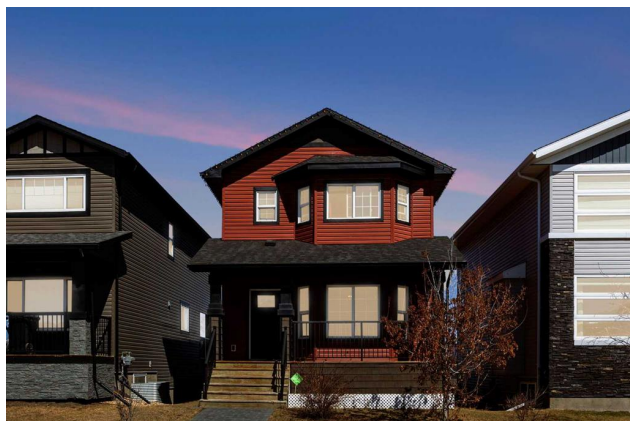
List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar: **3,214 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,578**
Low Sqft:
Ttl Sqft: **1,578**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting,Yard Lights
Double Garage Detached,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Stove(s),Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Closet Organizers,Crown Molding,Granite Counters,Jetted Tub,Kitchen Island,Natural Woodwork,Pantry,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`0"
Foyer	Main	6`10" x 8`8"
Living Room	Main	12`3" x 17`10"
4pc Bathroom	Second	6`9" x 7`11"
Bedroom	Second	9`6" x 11`9"
Bedroom - Primary	Second	12`4" x 17`10"
Bedroom	Basement	11`7" x 11`3"

Room	Level	Dimensions
Dining Room	Main	9`8" x 13`2"
Kitchen	Main	9`4" x 13`7"
Office	Main	6`10" x 5`6"
4pc Ensuite bath	Second	6`5" x 10`6"
Bedroom	Second	9`5" x 11`8"
4pc Bathroom	Basement	8`2" x 4`11"
Family Room	Basement	9`3" x 18`0"

Kitchen	Basement	8`6" x 13`8"	Furnace/Utility Room Legal/Tax/Financial	Basement	6`7" x 10`11"
Title: Fee Simple Legal Desc:		Zoning: R1P	Remarks		
	0226274				
Pub Rmks:	Welcome to 704 Athabasca Avenue located in Abasand backing ONTO A GREEN SPACE/WALKING TRAILS! This beautifully maintained custom-built home offers 4 beds, 3.5 baths, detached HEATED DOUBLE GARAGE & WALK-OUT BASEMENT SUITE! Inside the home, you'll find gorgeous ENGINEERED HARDWOOD, neutral paint tones & modern light fixtures. The living room features a GAS FIREPLACE with a tiled feature wall & space for a home office. The eat-in kitchen is equipped with beautiful cabinetry, GRANITE COUNTERS, corner WALK-IN PANTRY & high-end stainless steel appliances. The dining area offers additional cabinetry/counter space with a BAR FRIDGE & access to the back deck with a gazebo, GAS BBQ HOOKUP & stairs leading into the backyard. To finish off As you head upstairs, there are 3 beds/2 baths, including the master with an electric fireplace, WALK-IN CLOSET with a 4PC ENSUITE with a JETTED TUB & stand alone glass shower. As you head downstairs, there is a WALK-OUT BASEMENT SUITE with a SEPARATE ENTRANCE & a fully equipped kitchen with modern WHITE CABINETRY. Additionally, the suite has one bedroom, 4pc bathroom, SEPARATE LAUNDRY, and covered patio making this the ideal mortgage helper! The FULLY FENCED backyard features a low-maintenance landscape and access to the detached double garage (23' x 21') that is drywalled/insulated. BONUS FEATURES: A/C, garage with back alley access & no neighbours behind for extra privacy. Call today to schedule a showing!				
Inclusions: Property Listed By:	Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2, OTR Microwave x2, All Window Coverings, Bar Fridge, Air Conditioning, Garage Door Opener. KIC Realty				

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

