



THE
A-TEAM

**RE/MAX
FIRST**

744 ATHABASCA Avenue, Fort McMurray T9J 1H7

MLS® #: **A2125903**

Area: **Abasand**

Listing Date: **04/23/24**

List Price: **\$510,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2019

Lot Information

Lot Sz Ar:

2,997 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,517

Low Sqft:

Ttl Sqft:

1,517

DOM

11

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Detached,Off Street,Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Ext Feat:

Balcony

Construction:

Mixed

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5'2" x 5'3"
Kitchen	Main	12'4" x 9'3"
4pc Bathroom	Second	7'8" x 4'11"
Bedroom	Second	9'4" x 12'11"
Laundry	Second	7'10" x 6'1"
4pc Bathroom	Basement	4'10" x 9'10"
Game Room	Basement	17'4" x 12'10"

Room	Level	Dimensions
Dining Room	Main	11'1" x 11'0"
Living Room	Main	18'10" x 15'5"
4pc Ensuite bath	Second	5'8" x 9'5"
Bedroom	Second	9'3" x 12'11"
Bedroom - Primary	Second	12'10" x 15'6"
Bedroom	Basement	11'7" x 14'8"
Furnace/Utility Room	Basement	6'5" x 7'8"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1P**

Legal Desc: **0226274**

Remarks

Pub Rmks: **Discover the epitome of modern luxury and outdoor adventure in this exceptional 2019 build by Rosecroft Custom Homes, nestled in a coveted GREENBELT LOCATION. Embrace the essence of outdoor living, never missing a sunrise as you savor your morning coffee or host summer BBQs on the balcony, overlooking scenic trails and the charming downtown of Fort McMurray. With a double car detached garage, unleash your inner outdoor enthusiast and embark on thrilling adventures right from your doorstep, whether it's on a side-by-side, dirt bike, or mountain bike. Step inside to a main level designed for seamless entertaining, featuring an open concept layout with a front living room, separate dining area, and a breathtaking kitchen adorned with luxurious QUARTZ Countertops and stylish two-tone cabinets. Cozy up by the linear gas fireplace in the living room, adding warmth and ambiance to your gatherings. Retreat upstairs to discover a large primary bedroom with ensuite, walk-in closet and 2 additions bedrooms, another full bath, and convenient laundry room with tons of storage and luxury quartz. The fully developed WALK OUT basement offers additional living space, including a spacious bedroom with a full bath. This home is thoughtfully upgraded with custom blinds and A/C, ensuring comfort and convenience year-round. Meticulously cared for and free from pets and smoke, this home also comes with a comprehensive 10-year home warranty package. Don't miss out on this rare opportunity to own a home that perfectly blends modern luxury with outdoor adventure—the best of both worlds! Close to all amenities, schools, daycares, parks, trails, hospital and downtown! schedule your viewing today!!**

Inclusions: **Garage Heater**
Property Listed By: **COLDWELL BANKER UNITED**

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









