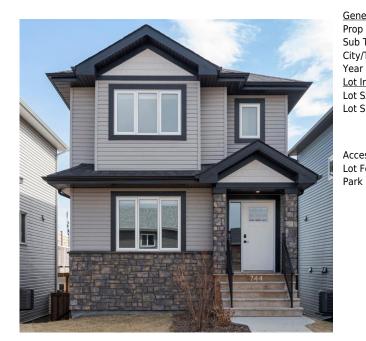


744 ATHABASCA Avenue, Fort McMurray T9J 1H7

MLS®#:	A2125903	Area:	Abasand	Listing Date:	04/23/24	List Price: \$510,000
Status:	Active	County:	Wood Buffalo	Change:	None	Association: Fort McMurray



neral Information p Type:	Residential			<u>DOM</u> 11	
	Detached				
туре:				Layout	
y/Town:	Fort McMurray	Finished Floor Area		Beds:	4 (3 1)
ar Built:	2019	Abv Sqft:	1,517	Baths:	3.5 (3 1)
Information		Low Sqft:		Style:	2 Storey
Sz Ar:	2,997 sqft	Ttl Sqft:	1,517		
Shape:				D	
				<u>Parking</u>	
				Ttl Park:	3
				Garage Sz:	2
ess:					
Feat:	Back Lane				
k Feat:	Double Garage De				

Utilities and Features

Roof:	Asphalt Shingle	Construction:			
Heating:	Forced Air	Mixed			
Sewer:		Flooring:			
Ext Feat:	Balcony	Carpet,Ceramic Tile,Hardwood			
		Water Source:			
		Fnd/Bsmt:			
		Poured Concrete			
Kitchen Appl:	(itchen 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 2pc Bathroom Kitchen 4pc Bathroom Bedroom Laundry 4pc Bathroom Game Room	<u>Level</u> Main Main Second Second Basement Basement	Dimensions 5'2" x 5'3" 12'4" x 9'3" 7'8" x 4'11" 9'4" x 12'11" 7'10" x 6'1" 4'10" x 9'10" 17'4" x 12'10"	Room Dining Room Living Room 4pc Ensuite bath Bedroom Bedroom Furnace/Utility Room Legal/Tax/Financial	Level Main Main Second Second Second Basement Basement	Dimensions 11`1" x 11`0" 18`10" x 15`5" 5`8" x 9`5" 9`3" x 12`11" 12`10" x 15`6" 11`7" x 14`8" 6`5" x 7`8"	
Title: Fee Simple Legal Desc:	0226274	Zoning: R1P	Remarks			
Pub Rmks: Inclusions: Property Listed By:	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!! Garage Heater COLDWELL BANKER UNITED					

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

