



THE
A-TEAM

**RE/MAX
FIRST**

410 ATHABASCA Avenue, Fort McMurray T9J 1A9

MLS® #: **A2131667**

Area: **Abasand**

Listing Date: **05/13/24**

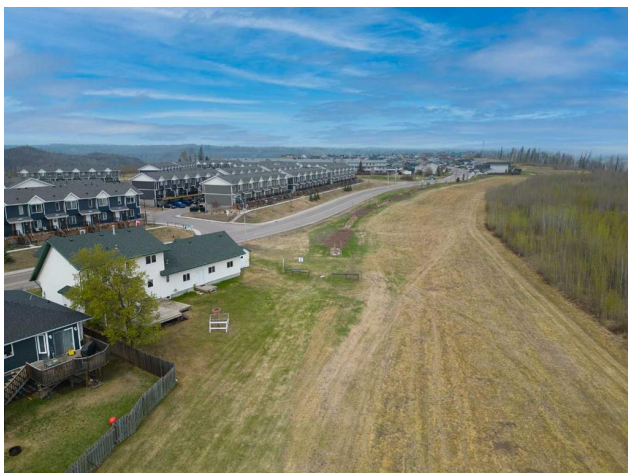
List Price: **\$599,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1996**
Lot Information
Lot Sz Ar: **8,487 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,760**
Low Sqft:
Ttl Sqft: **2,760**

DOM

126
Layout
Beds: **7 (6 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Greenbelt,No Neighbours Behind,Views**
Park Feat: **Aggregate,Off Street,Parking Pad,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Fire Pit**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Kitchen Island,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 15`9"	Family Room	Main	10`11" x 13`6"
Bedroom	Main	11`2" x 12`5"	Dining Room	Main	9`5" x 15`0"
Kitchen	Main	10`10" x 12`0"	2pc Bathroom	Main	5`4" x 5`4"
Bedroom - Primary	Upper	20`1" x 12`0"	Bedroom	Upper	12`1" x 10`6"
Bedroom	Upper	14`0" x 11`1"	4pc Ensuite bath	Upper	10`7" x 12`0"

4pc Bathroom	Upper	6`4" x 7`10"	Great Room	Basement	16`1" x 28`11"
Bedroom	Basement	10`11" x 11`8"	3pc Bathroom	Basement	8`0" x 5`11"
Kitchenette	Main	13`4" x 6`9"	Living/Dining Room Combination	Main	23`1" x 15`9"
Bedroom	Main	12`5" x 11`4"	Bedroom	Main	12`4" x 11`1"
4pc Bathroom	Main	7`5" x 7`0"	Mud Room	Main	10`2" x 8`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9624015**

Zoning: **R3**

Remarks

Pub Rmks: **MASSIVE 8487 SQFT GREENBELT PROPERTY with a possible 7 bedroom options and flexible use space for your entire family and income options. This stunning two-storey Cape Cod style home is nestled Abasand Heights and surrounded by greenbelt and treeline, with only one neighbor, and steps from top rated schools and amenities. As you step inside, be captivated by vaulted ceiling and expansive refinished hardwood floors, plus an abundance of natural light, and plenty of space for family gatherings with 2 living rooms on the main level, plus a large den, currently used as a bedroom. The kitchen has just been renovated with sleek, easy to clean new white cabinets and quartz countertops and backsplash and the picture window above the sink overlooks to gorgeous backyard and greenbelt. The rear living room adorned with wainscotting and a gas fireplace has patio doors that step out to the covered 2 tiered deck where you will spend so much of your time, overlooking the picturesque greenspace. Upstairs, the spacious primary bedroom awaits, complete with hardwood floors, a walk-in closet, a private balcony where you'll relax and unwind with a coffee or glass of wine and listen to the birds and watch the wildlife. The primary bedroom also features a huge 4 piece ensuite bathroom with an antique style pedestal tub and a stand up shower. The rest of the family will appreciate the additional Large bedrooms and 4-piece main bathroom, providing everyone with their own private sanctuary. This home comes with a fully finished basement with a 2nd kitchen, a large rec room with another gas fireplace and a bedroom and full bathroom, which is perfect for the in-laws or as a nanny suite. The triple car garage has been converted into another separate income helper (illegal suite), offering IN-FLOOR HEAT, with a full kitchen, 2 bedrooms, livingroom/dining area and a full bathroom plus seperate laundryroom. This space is currently part of the total RMS area, but could be converted back to a MASSIVE TRIPLE CARE GARAGE!!! The exposed aggregate driveway can easily accommodate 6+ vehicle parking as loads of room for rv parking. SHINGLES AND HOT WATER TANK REPLACED within the last 8 years, and there's also a shed, and central air conditioning included, plus furniture can stay if the buyer wants! SO MUCH TO LOVE HERE, come view this home for yourself today.**

Inclusions: **3 fridges, 3 stoves, 2 dishwashers, 2 microwaves, 2 washer/dryers, central air conditioner, shed, existing window coverings, firepit**
 Property Listed By: **COLDWELL BANKER UNITED**

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









