



THE
A-TEAM

**RE/MAX
FIRST**

728 ATHABASCA Avenue, Fort McMurray T9J 1H7

MLS®#: **A2136136**

Area: **Abasand**

Listing Date: **05/28/24**

List Price: **\$440,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Fort McMurray**
Year Built: **2017**

Finished Floor Area
Abv Sqft: **1,377**
Low Sqft:
Ttl Sqft: **1,377**

Lot Information

Lot Sz Ar: **3,377 sqft**
Lot Shape:

DOM

111
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Rectangular Lot**
Park Feat: **Off Street,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`6" x 6`10"
Kitchen	Main	14`11" x 9`0"
3pc Ensuite bath	Upper	5`0" x 8`7"
Bedroom	Upper	9`3" x 10`10"
Bedroom - Primary	Upper	11`4" x 11`7"
Bedroom	Basement	10`0" x 11`9"

Room	Level	Dimensions
Dining Room	Main	16`3" x 10`7"
Living Room	Main	16`3" x 13`5"
4pc Bathroom	Upper	8`0" x 8`7"
Bedroom	Upper	9`4" x 9`8"
4pc Bathroom	Upper	5`1" x 7`10"
Game Room	Basement	12`1" x 17`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0226274

Zoning:
R1P

Remarks

Pub Rmks:

Rebuilt in 2017 by Casman, a beautiful 2 storey home with walk-out basement, greenbelt views and overview of Downtown Fort McMurray! Upon entering the home you are greeted with open concept living, engineered hardwood floors run throughout the main. The living room includes a beautiful picture window & gas fire place adding to the chic ambiance. The kitchen is great for entertaining with quartz counter top and a beautiful eat-up island. White cabinets and a spacious pantry make storage a breeze. The eat-in dining area overlooks the back balcony with views of the greenbelt and city lights, leading to your private balcony. Heading to the upper level, for your convenience is laundry, 2 good sized bedrooms, a full bathroom and the primary bedroom with 3 piece ensuite and walk-in closet with window. The walk-out basement has separate entrance, a rec room, full bathroom & good sized bedroom. The yard has been fenced, you will find rear parking off the back alley. Located near parks, trails, schools, shopping downtown and more, call to view today!

Inclusions:
Property Listed By:

**deep freeze, window coverings, metal frame gazebo on deck, tv mount in living room, hot tub
COLDWELL BANKER UNITED**

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