

## 105 ATKINSON Road, Fort McMurray T9J 1B4

List Price: \$399,900 MLS®#: A2137943 Area: **Abasand** Listing 06/04/24

Status: **Pending Wood Buffalo** None Association: Fort McMurray County: Change:

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: 2002 Lot Information

Lot Sz Ar: Lot Shape:

Access:

Fort McMurray Finished Floor Area

Abv Saft: Low Sqft:

4,465 sqft Ttl Sqft: 1,140

<u>Parking</u>

DOM

169

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 3 2 Garage Sz:

4 (2 2 )

3.0 (3 0)

**Bungalow** 

Lot Feat: Back Lane, Back Yard, Few Trees, Standard Shaped Lot, Street Lighting, Yard Lights Park Feat:

220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated

1,140

Garage,Insulated,Rear Drive

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Mixed, Vinyl Siding Flooring:

Sewer:

Ext Feat: Lighting, Private Yard Laminate Water Source: Fnd/Bsmt:

> **Poured Concrete** Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer

Kitchen Appl: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) Int Feat:

**Utilities: Room Information** 

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	12`2" x 4`11"	5pc Ensuite bath	Main	8`11" x 10`4"
Bedroom	Main	9`0" x 9`10"	Dining Room	Main	12`5" x 8`5"
Foyer	Main	11`0" x 6`7"	Kitchen	Main	12`2" x 6`11"
Living Room	Main	16`4" x 15`11"	Living Room	Main	16`4" x 15`11"
Bedroom - Primary	Main	15`7" x 12`6"	3pc Bathroom	Basement	9`1" x 7`0"
Bedroom	Basement	9`1" x 14`5"	Bedroom	Basement	14`4" x 10`8"
Game Room	Basement	23`9" x 17`6"	Furnace/Utility Room	Basement	10`11" x 11`6"

## Legal/Tax/Financial

Title: Zoning: Fee Simple R3

Legal Desc: **0121639** 

Remarks

Pub Rmks:

FRESHLY PAINTED & MOVE-IN READY!!! Welcome to 105 Atkinson Road located in Abasand near walking trails, schools, and multiple parks. This raised bungalow features over +2163 sqft of interior living space including 4 beds (2+2), 3 baths, and a DETACHED HEATED DOUBLE GARAGE! The main floor features an open concept floor plan with VAULTED CEILINGS and large windows allowing in TONS OF NATURAL LIGHT. The eat-in kitchen is equipped with modern WHITE CABINETRY, stainless steel appliances, and a PANTRY for additional storage. Down the hall are 2 bedrooms, including the LARGE MASTER with a WALK-IN CLOSET & 5pc ensuite. The ensuite features a corner JACUZZI TUB, stand-up shower, and HIS/HER SINKS. To finish off the main floor is a 4pc bath with a tub/shower combo. As you head downstairs, you'll immediately notice the high ceilings, neutral paint tones, and beautiful faux-wood laminate flooring. The basement features a large rec room, which could be used as a SECOND LIVING ROOM or play area for the kids. Down the hall are two good-sized bedrooms and a shared 3pc bath with a stand-up shower. There is also a utility/laundry room & storage space tucked away under the stairs. Outside, you'll find a FENCED BACKYARD & access to the garage with BACK LANE ACCESS. The detached garage (23'4" x 23'4") is roughed in for IN-FLOOR HEAT and is equipped with a WOOD STOVE & 220v plug. BONUS FEATURES: air conditioning, exterior siding replaced (2018), new furnace (2016), additional parking beside garage. Request a showing today!

SS Stove, SS Dishwasher, SS Microwave, SS Fridge, A/C, Garage Door Opener, Deep Freeze in Basement, Washer & Dryer (as is where is).

Inclusions:

Property Listed By: KIC Realty

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











