



THE
A-TEAM

**RE/MAX
FIRST**

105 ATKINSON Road, Fort McMurray T9J 1B4

MLS® #: **A2137943**

Area: **Abasand**

Listing Date: **06/04/24**

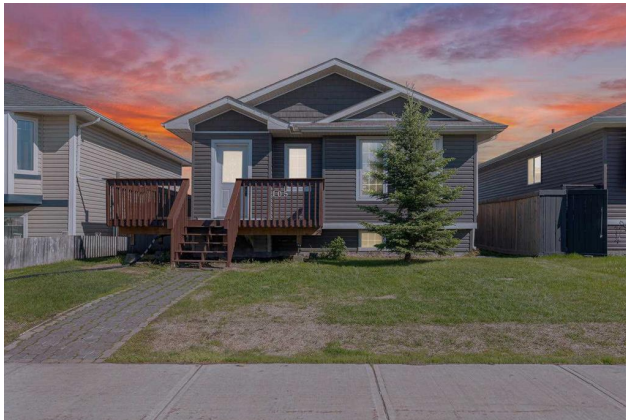
List Price: **\$399,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**
Lot Information
Lot Sz Ar: **4,465 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,140**
Low Sqft:
Ttl Sqft: **1,140**

DOM

169
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

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 Garage,Insulated,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Mixed,Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,High Ceilings,Jetted Tub,Laminate Counters,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	12`2" x 4`11"
Bedroom	Main	9`0" x 9`10"
Foyer	Main	11`0" x 6`7"
Living Room	Main	16`4" x 15`11"
Bedroom - Primary	Main	15`7" x 12`6"
Bedroom	Basement	9`1" x 14`5"
Game Room	Basement	23`9" x 17`6"

Room	Level	Dimensions
5pc Ensuite bath	Main	8`11" x 10`4"
Dining Room	Main	12`5" x 8`5"
Kitchen	Main	12`2" x 6`11"
Living Room	Main	16`4" x 15`11"
3pc Bathroom	Basement	9`1" x 7`0"
Bedroom	Basement	14`4" x 10`8"
Furnace/Utility Room	Basement	10`11" x 11`6"





