

105 ATKINSON Road, Fort McMurray T9J 1B4

A2137943 List Price: \$409,000 MLS®#: Area: **Abasand** Listing 06/04/24

Status: Active **Wood Buffalo** Change: -\$11k, 07-Sep Association: Fort McMurray County:

Date:



General Information

Prop Type: Residential 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

1,140

<u>Parking</u>

DOM

104

<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

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** Construction:

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Lighting, Private Yard Mixed, Vinyl Siding

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

Property Listed By: KIC Realty

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