



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 ATKINSON Road, Fort McMurray T9J 1B4**

MLS® #: **A2137943**

Area: **Abasand**

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

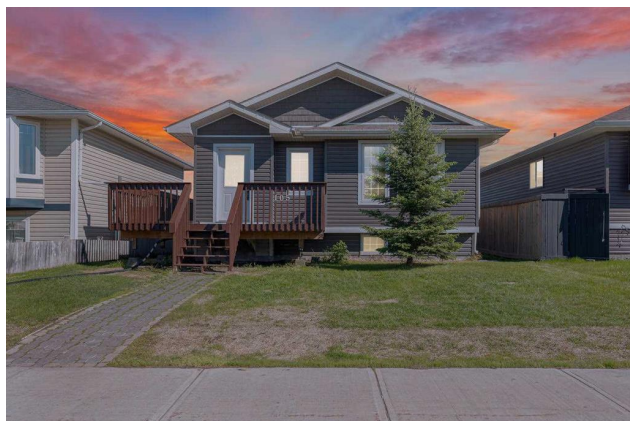
List Price: **\$409,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 07-Sep**

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

**104**  
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
<b>4pc Bathroom</b>	<b>Main</b>	<b>12`2" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`0" x 6`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 15`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`7" x 12`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`1" x 14`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`9" x 17`6"</b>

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

