



THE
A-TEAM

**RE/MAX
FIRST**

251 ATKINSON Lane, Fort McMurray T9J1E8

MLS® #: **A2138168** Area: **Abasand** Listing Date: **06/04/24** List Price: **\$509,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$5k, 12-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2001** Abv Sqft: **1,365**
Lot Information Low Sqft:
 Lot Sz Ar: **4,989 sqft** Ttl Sqft: **1,365**
 Lot Shape:

DOM

135
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac**
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other** Flooring: **Carpet,Ceramic Tile,Hardwood,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 14`2"	Foyer	Main	7`4" x 12`1"
Bedroom	Main	8`6" x 12`2"	4pc Bathroom	Main	4`11" x 8`4"
Bedroom	Main	8`8" x 12`2"	Bedroom - Primary	Main	12`11" x 12`0"
4pc Ensuite bath	Main	6`0" x 7`10"	Dining Room	Main	13`3" x 12`2"
Kitchen	Main	18`9" x 13`2"	Storage	Basement	12`10" x 9`4"

Game Room
4pc Bathroom
Bedroom

Basement
Basement
Basement

31`8" x 24`0"
7`7" x 7`5"
11`11" x 10`10"

Furnace/Utility Room
Kitchen
Bedroom

Legal/Tax/Financial

Basement
Basement
Basement

8`7" x 11`11"
6`6" x 7`8"
12`7" x 11`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R3

0121639

Remarks

Pub Rmks:

RARE FIND IN ABASAND! FULLY DEVELOPED over 2600 sq ft. MOVE IN READY HOME WITH BRAND NEW ROOF AND VENTING, TONS OF PARKING INCLUDING RV PARKING ALL LOCATED IN A QUIET CUL DE SAC. Welcome to this stunning home located on a quiet cul-de-sac in Abasand. This property offers an abundance of parking, including RV parking, with space for at least 5 to 6 vehicles on the exterior. The fully landscaped lot with rear deck and Attached double heated garage with newly finished drywall FRESH COAT OF PAINT and a RADIANT HEATER adding to the convenience and appeal of this home. As you step inside, you will immediately notice the pride of ownership that shines through. This home is in pristine condition and is move-in ready. The interior features fresh paint throughout, creating a bright and welcoming atmosphere. The front living room is spacious and boasts a lovely fireplace, adding warmth and charm to the space. Vaulted ceilings and hardwood floors further enhance the elegance of the room. The bright white kitchen is a chef's delight, offering a beautiful tile backsplash, an eat-in breakfast bar, and top-of-the-line stainless steel appliances. The oversized dining room, surrounded by windows and garden doors, allows for plenty of natural light to flow in, creating a cheerful setting for family meals and entertaining. The master bedroom has been tastefully updated with new flooring and features a full ensuite bathroom. In addition to the master, there are four more bedrooms, providing ample space for a growing family or guests. The home also offers a spacious family room, perfect for spending quality time with loved ones. Furthermore, there are three full bathrooms, ensuring everyone's comfort and convenience. For those seeking additional rental income or a mother-in-law suite, the basement features a small kitchenette. This versatile space offers flexibility and options to suit your needs. There are many standout features of this property, and will check off all your boxes which include CENTRAL A/C, BRAND NEW HOT WATER TANK. With its turnkey condition, impeccable maintenance, and desirable location, this home is truly a gem. Don't miss out on the opportunity to make it your own and enjoy the comfortable and convenient lifestyle it offers. This home is located close to downtown, schools and many other amenities. This is the perfect home for anyone who loves to quad and side by side, perfectly located right next to the birch wood trails! Schedule your private viewing now.

Inclusions: **Fridge x2, Stove, OTR Microwave, Dishwasher x2, Washer, Dryer, Window Coverings, Central A/C, Garage Heater, Shed, Tv Mounts x3, Garage Shelving, Garage Work Bench, Some Furnishings Negotiable**

Property Listed By:

COLDWELL BANKER UNITED

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











