



THE
A-TEAM

**RE/MAX
FIRST**

401 ATHABASCA Avenue #95, Fort McMurray T9J 0A1

MLS®#: **A2143932**

Area: **Abasand**

Listing Date: **06/23/24**

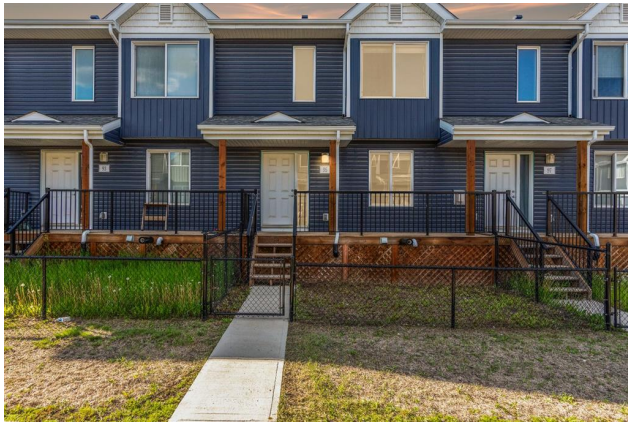
List Price: **\$279,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 24-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Front Yard

Additional Parking,Double Garage Attached,Driveway

DOM

163

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **377**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`4"
Kitchen	Main	10`2" x 9`11"
3pc Ensuite bath	Second	8`7" x 4`11"
Bedroom	Second	9`2" x 13`4"
Bedroom - Primary	Second	12`2" x 12`7"

Room	Level	Dimensions
Dining Room	Main	9`0" x 13`7"
Living Room	Main	15`4" x 14`2"
4pc Bathroom	Second	8`5" x 4`11"
Bedroom	Second	9`10" x 10`2"
Furnace/Utility Room	Lower	10`11" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$375

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0125598**

Remarks

Pub Rmks: **Welcome to 95-401 Athabasca Avenue: This luxurious three-bedroom, two-and-a-half-bathroom home offers many features. Upon arrival, you're greeted by a fully fenced-in front yard leading to a spacious front deck. Inside, the main level boasts a bright and airy living area with a cozy gas fireplace, perfect for gatherings and relaxing evenings. The kitchen showcases sleek white quartz countertops, a stylish subway tile backsplash, and stainless steel appliances. Throughout the home, luxury vinyl plank flooring adds both elegance and durability. Upstairs, a four piece bath and three generously sized bedrooms await, including a master suite with its own en-suite bathroom for added privacy and comfort. Descending to the lower level, a utility room is conveniently located beside the double attached garage entryway. Residents also enjoy exclusive access to amenities such as a well-equipped gym facility, a party room, and a playground. These offerings ensure plenty of opportunities to stay active and enjoy outdoor recreation right within the community.**

Inclusions:
Property Listed By: **N/A**
The Agency North Central Alberta

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

