



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**401 ATHABASCA Avenue #95, Fort McMurray T9J 0A1**

MLS®#: **A2143932**

Area: **Abasand**

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

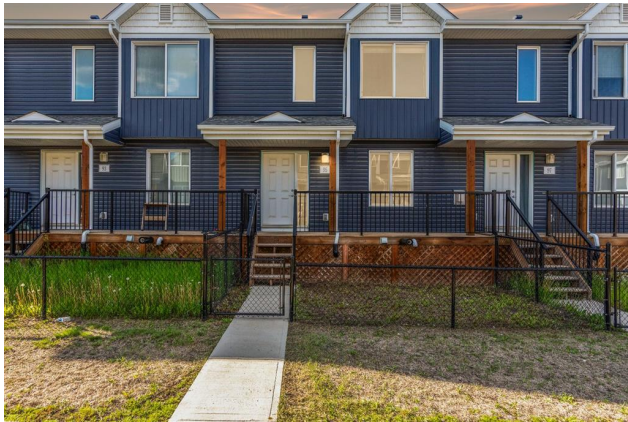
List Price: **\$284,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 14-Aug**

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: **Front Yard**  
Park Feat: **Additional Parking,Double Garage Attached,Driveway**

DOM

**85**  
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
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 5`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 9`11"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`7" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 13`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`2" x 12`7"</b>

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

Legal/Tax/Financial

Condo Fee:  
**\$375**

Title:  
**Fee Simple**  
Fee Freq:  
**Bi-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: **N/A**  
Property Listed By: **The Agency North Central Alberta**

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