



THE
A-TEAM

**RE/MAX
FIRST**

168 ATKINSON Lane, Fort McMurray T9J 1G2

MLS®#: **A2145307** Area: **Abasand** Listing Date: **06/28/24** List Price: **\$499,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,271 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,See Remarks**
 Park Feat: **Off Street,Parking Pad,Single Garage Detached**

Finished Floor Area
 Abv Sqft: **1,247**
 Low Sqft:
 Ttl Sqft: **1,247**

DOM

80
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Central Vacuum,High Ceilings,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Sump Pump(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`4" x 7`11"	4pc Ensuite bath	Main	4`10" x 7`11"
Bedroom	Main	11`10" x 9`5"	Dining Room	Main	9`10" x 15`2"
Kitchen	Main	13`3" x 12`1"	Bedroom	Main	11`9" x 9`6"
Bedroom - Primary	Main	12`9" x 11`11"	4pc Bathroom	Basement	10`5" x 4`11"
Bedroom	Basement	9`2" x 12`10"	Bedroom	Basement	12`0" x 12`0"
Laundry	Basement	10`5" x 11`2"	Game Room	Basement	27`9" x 25`3"
Living Room	Main	13`8" x 17`2"			

Title:
Fee Simple
Legal Desc:

Zoning:
R3

121639

Remarks

Pub Rmks: **Welcome to 168 Atkinson Lane, a HIGHLY renovated raised bungalow where pride of ownership shines with over 2340 sq feet of total living space!! This home boasts 5 amazingly spacious bedrooms—3 on the main level and 2 in the fully developed basement. You'll love how airy and bright this home is, thanks to vaulted ceilings and an open concept design. The basement is incredible for a second living room with gas fireplace, rec/game room- the options are truly endless. This property has undergone numerous upgrades, including quartz counters, hardwood flooring, new siding, shingles, paint, fence, detached garage, gas fireplace, furnace, hot water tank, windows, sump pump(s), and a tri-level deck with a stunning backyard oasis. This home is MOVE IN READY , furnishings can be negotiated. Call to book your showing today!**

Inclusions:
Property Listed By: **Furniture Negotiable
COLDWELL BANKER UNITED**

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









