



THE
A-TEAM

**RE/MAX
FIRST**

401 ATHABASCA Avenue #165, Fort McMurray T9J 0A1

MLS®#: **A2150367**

Area: **Abasand**

Listing Date: **07/20/24**

List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 08-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,228**
Low Sqft:
Ttl Sqft: **1,228**

DOM

89
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,See Remarks**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Furnace/Utility Room	Basement	10`10" x 6`5"
2pc Bathroom	Main	4`10" x 5`4"
Kitchen	Main	10`6" x 10`0"
Bedroom - Primary	Second	12`1" x 12`8"
Bedroom	Second	9`0" x 13`6"

Room	Level	Dimensions
Living Room	Main	19`1" x 11`8"
Dining Room	Main	8`6" x 10`4"
3pc Ensuite bath	Second	8`5" x 4`10"
4pc Bathroom	Second	8`3" x 4`10"
Bedroom	Second	9`7" x 10`2"

Legal/Tax/Financial

Condo Fee:
\$375

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0125598**

Remarks

Pub Rmks: **Welcome to 165-401 Athabasca Avenue. Nestled in the tranquil community of Abasand, this modern move-in ready end unit townhome features an attached double car garage with driveway parking for four vehicles, three bedrooms and two and a half bathrooms. The front deck welcomes you with its fully fenced yard and serene green belt views across the road. Inside, luxurious vinyl plank flooring spans the entire home and introduces you to the main living space, where a cozy natural gas fireplace warms the living room. The kitchen, the heart of the home, boasts sleek quartz countertops, rich espresso wood cupboards, and upgraded top-of-the-line stainless steel appliances. Off of the kitchen is a large balcony with an abundance of space for outdoor furniture to soak up the sun. Completing the main level is a convenient 2pc bathroom and ample closet and storage space. Upstairs, the primary bedroom includes a spacious closet and a stylish 3pc ensuite bathroom. The two additional bedrooms are generously sized and served by a pristine 4pc bathroom and a flood of natural light. The lower level houses the utility room and stacked laundry facilities, ensuring convenience and efficiency. The attached double car garage offers additional storage for your belongings or recreational equipment and the central air conditioning ensures comfort year round. Experience the tranquility of Abasand's natural surroundings, with trails, wildlife, and breathtaking views right outside your door. Residents can also enjoy complimentary access to the complex's state-of-the-art gym and the nearby playground. Don't miss your chance to tour this immaculate home—schedule your private viewing today!**

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









