



THE
A-TEAM

**RE/MAX
FIRST**

239 ATHABASCA Avenue, Fort McMurray T9J 1G5

MLS®#: **A2158938**

Area: **Abasand**

Listing Date: **08/23/24**

List Price: **\$284,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,283

Year Built:

1983

Low Sqft:

Ttl Sqft:

1,283

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

DOM

26

Layout

Beds:

4 (3 1)

Baths:

1.5 (1 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Garden,Landscaped

Concrete Driveway,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Single Garage Attached,Tandem

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Garden,Private Yard,Rain**

Gutters,Storage

Construction:

Vinyl Siding

Flooring:

Cork,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters,No Smoking Home,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`1"
Kitchen	Second	10`3" x 9`9"
Sunroom/Solarium	Main	12`9" x 9`8"
Bedroom	Second	10`3" x 8`0"
Bedroom - Primary	Second	10`3" x 11`1"
Game Room	Basement	16`5" x 10`5"

Room	Level	Dimensions
Dining Room	Main	10`8" x 9`3"
Living Room	Second	13`8" x 11`0"
4pc Bathroom	Second	11`3" x 5`1"
Bedroom	Second	11`5" x 8`11"
Bedroom	Basement	7`3" x 10`9"
Furnace/Utility Room	Basement	23`10" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822731

Zoning:
R1S

Remarks

Pub Rmks: **Welcome to 239 Athabasca Ave! After 30 wonderful years, the current owners are ready to pass on this immaculate, turnkey home to new owners who will love it just as much. Recently updated with fresh paint throughout (2024), this fully developed home features updated shingles and siding (2016) and vinyl windows. Ideally situated, it's just steps away from schools, parks, playgrounds, a hockey rink, and tennis courts. For outdoor enthusiasts, the nearby trails can be accessed directly from your driveway, making it easy to take off on your recreational vehicles and explore the surrounding area. The property offers tandem parking for two vehicles in front of the house, leading to a garage complete with a workbench—perfect for hobbies, tool storage, or working on your vehicle. The front yard is fully fenced and features raspberry bushes for you to enjoy during the summer months. Upon entering, you'll find a convenient two-piece bathroom located near the main entrance. The kitchen, which overlooks the front yard and showcases light-coloured cabinets and matching appliances, giving it a charming farmhouse aesthetic. A large pantry-style cupboard with slide-out drawers provides optimal storage space. The kitchen flows seamlessly into the living and dining areas, creating an inviting space for entertaining and hosting gatherings. Off the dining room, the permitted sunroom brings in plenty of natural light, making it a perfect spot to relax year-round with its gas fireplace providing warmth and comfort. The second level of the home features three spacious bedrooms, a large four-piece bathroom, and freshly painted walls that match the main level. The cork flooring is an excellent addition, helping to dampen sound between the two levels and adding a touch of warmth and comfort. The fully developed basement offers additional living space, with a fourth bedroom and a versatile family room that can serve as a second living area, playroom, home gym, or games room. The laundry is conveniently located in the utility room, which also offers additional storage space. With its excellent condition, charming features, and ideal location, this home is priced to sell. Schedule a private tour today to see all that 239 Athabasca Ave has to offer.**

Inclusions: **NO GARAGE REMOTES**
Property Listed By: **The Agency North Central Alberta**

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









