



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**179 ATKINSON Lane, Fort McMurray T9J 1G2**

MLS® #: **A2163354**      Area: **Abasand**      Listing Date: **09/06/24**      List Price: **\$449,888**  
 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: **4,990 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,263**  
 Low Sqft:  
 Ttl Sqft: **1,263**

DOM

**75**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Greenbelt,No Neighbours Behind**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Breakfast Bar,Built-in Features,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`4" x 8`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 9`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`1" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>11`2" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`1" x 13`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 12`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`9" x 8`7"</b>			

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R3**

Legal Desc:

**0121639**

Remarks

Pub Rmks:

**FULLY DEVELOPED RAISED BUNGALOW BACKING THE GREENBELT, SPEARATE ENTRANCE, 5 BEDROOMS 3 FULL BATHS.** Located in the heart of Abasand backing the trail system and tree line. This is the perfect location for those who want to go from their back yard with their off road vehicles. The fully fenced yard features a double gate on the back to access the trails right from you back yard. The exterior also features a extra wide front driveway and an attached heated garage. The interior of the home offers over 2300 sq ft of living space, with a large front living room, Bright kitchen with white cabinets and a eat up break fast bar. The large dining room overlooks your backyard. The main level continues with 3 great sized bedrooms and 2 full bathrooms. The Primary bedroom offers a walk in closet and 4 pc bathroom with jetted tub. The fully finished basement has a separate entrance from the back that leads to a large family room 2 bedrooms and a full bathroom. As well as you have a oversized kitchen and dining space. The home is currently rented and tenants are will to stay. Theis home is in walking distance to schools, park and only minutes from downtown. Call today for more details or schedule you personal tour. Note photos are limited due to it being tenant occupied.

Inclusions:

**2 fridges, 2 stoves, dishwasher, washer/dryer, heater in garage**

Property Listed By:

**COLDWELL BANKER UNITED**

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