



THE
A-TEAM

**RE/MAX
FIRST**

401 ATHABASCA Avenue #92, Fort McMurray T9H 1H2

MLS® #: **A2164235**

Area: **Abasand**

Listing Date: **09/09/24**

List Price: **\$279,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,135**
Low Sqft:
Ttl Sqft: **1,135**

DOM

10
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: **Front Yard,Landscaped**
Park Feat: **Double Garage Attached,Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Mixed**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 11`9"	Kitchen	Main	10`6" x 10`2"
Dinette	Main	8`9" x 13`9"	2pc Bathroom	Main	4`11" x 5`5"
Bedroom - Primary	Second	12`2" x 12`10"	Bedroom	Second	9`11" x 10`4"
4pc Bathroom	Second	8`5" x 5`1"	3pc Ensuite bath	Second	8`8" x 4`11"
Bedroom	Second	9`1" x 13`7"	Furnace/Utility Room	Basement	11`1" x 6`7"

Legal/Tax/Financial

Condo Fee: \$375	Title: Fee Simple	Zoning: R3
	Fee Freq: Monthly	

Legal Desc: **0022830**

Remarks

Pub Rmks: **Townhouse living at it's finest in Abasandwant your own double car attached garage in addition to 2 stalls in driveway...check. Looking for a spacious kitchen with quartz countertops and lots of cabinets...check. Front loading stackable washer / dryer tucked away from everything...check. 3 bedrooms, 2.5 bath with a great deck off of the kitchen, neutral colours and large windows in bedroom and main floor.**

Inclusions: **N/A**

Property Listed By: **ALBERTA PROPERTY MANAGEMENT**

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







