



THE
A-TEAM

**RE/MAX
FIRST**

836 ATHABASCA Avenue, Fort McMurray T9J 1H7

MLS®#: **A2164332**

Area: **Abasand**

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

List Price: **\$419,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$12k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar: **2,929 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,351**
Low Sqft:
Ttl Sqft: **1,351**

DOM

39
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Front Yard,Lawn,No Neighbours Behind**
Park Feat: **Off Street,Rear Drive,RV Access/Parking**

Utilities and Features

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

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`8" x 4`5"
Kitchen	Main	9`9" x 12`0"
Bedroom	Upper	9`5" x 11`6"
4pc Bathroom	Upper	5`11" x 10`11"
4pc Bathroom	Basement	5`0" x 7`6"
Family Room	Basement	12`9" x 11`11"

Room	Level	Dimensions
Dining Room	Main	9`5" x 12`1"
Living Room	Main	16`9" x 16`2"
Bedroom	Upper	9`5" x 11`6"
Bedroom - Primary	Upper	13`10" x 11`11"
Bedroom	Basement	8`10" x 10`1"
Eat in Kitchen	Basement	5`4" x 11`0"

Title: **Fee Simple**
 Legal Desc: **0226274**

Zoning: **R1P**

Remarks

Pub Rmks: **836 ATHABASCA AVENUE has Fabulous Finishes and a Fantastic location steps from the green space, a BIG KID'S park, (you can an literally watch them play from your covered veranda) bus stop and major ABASAND Trail System. The back lane access allows 3 car parking with ease and a storage shed alongside. The view overlooking FORT MCMURRAY Downtown Core and River is mesmerizing at night and in the light. This 4 bedroom 2 storey has great curb appeal and has a 1 bedroom legal suite with SOUND PROOFING! The previous tenants were there for years and loved the space! TALK ABOUT RESIDUAL INCOME! There is two sets of everthing with this 2017 rebuild for both units. FURNITURE NEGOTIABLE TOO!!! The 3 bedroom, 2 bath upstairs over two levels showcases seamless natural wood engineered hardwood flooring, neutral tones and perfected finishes consistent throughout the home. The 3 bedroom up are a good size. The PRIMARY has a nice walk in closet which also shares the awesome view of the tree line. Each bedroom has large double closet doors with custom built in's. A 4 piece bathroom and large hall closet , stair landing seating completes this level. The main level features a half bath, open concept floor plan, good sized family room with a tasteful gas burning fireplace featuring a dark wood mantle and recessed wall on either side making it perfect for additional seating, or future development of an amazing media/shelving centre. The entire home is nice and bright with large windows and high ceilings allowing natural light to flood the space. The kitchen and dining room is open to one another creating a perfect spot for entertaining, cooking and serving from the eat-up island. A raised deck off the dining room can also host a good crowd during the summer months lounging and enjoying the company of family and friends. Don't worry the tenants downstairs would have the cover of the above deck and a concrete pad to lounge on perfected into a little oasis with BBQ, flowering pots and seating from the separate walk-out entry. Inside the suite you will find a quaint and well appointed kitchen, dining, living with eat up island, nice appliance package, 4 piece bathroom a good sized bedroom, and its own stackable laundry. THIS OPPORTUNITY BOASTS Hot Water on Demand, Seperate A/C & Heat for each unit, Garborator and decent utilities averaging between 350-500/month for both suites. The suite brought in \$1200 month. Come on in to view now!!! This gem is waiting for it's rightful new owners!!**

Inclusions: **Basement- Fridge, Stove, dishwasher, washer, dryer, microwave, shed out back, basement furnishings**
 Property Listed By: **PEOPLE 1st REALTY**

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









