



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**401 ATHABASCA Avenue #105, Fort McMurray T9J 0A1**

MLS®#: **A2164432**

Area: **Abasand**

Listing Date: **09/10/24**

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

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: **1,128**  
Low Sqft:  
Ttl Sqft: **1,128**

DOM

**84**  
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: **Standard Shaped Lot**  
Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

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

Construction: **Concrete, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**  
Int Feat: **Breakfast Bar, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 14`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 13`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`4" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 9`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 13`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 5`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`8" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 13`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`5" x 11`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$375**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0125598**

Remarks

Pub Rmks: **Welcome to 401 Athabasca Avenue #105, an executive townhome in the highly sought-after Ravine Park. This home is a true showstopper, featuring modern vinyl plank flooring throughout the main floor. The bright and spacious living room is enhanced by a cozy corner fireplace, creating a warm and inviting ambiance. The kitchen is a chef's delight, equipped with gleaming quartz countertops with professional lighting, ample cabinetry, stainless steel appliances, and a convenient breakfast bar. Just off the kitchen and dining area, a patio door leads to a large balcony, perfect for outdoor entertaining. A stylish 2-piece bathroom completes this level. Upstairs, you'll find carpeted flooring and 3 generously sized bedrooms. The primary bedroom boasts its own 4-piece ensuite and a spacious walk-in closet. An additional 4-piece main bathroom serves the other bedrooms on this floor. This townhome is complete with a double attached garage, plus additional parking space in the driveway. As a resident of Ravine Park, you'll enjoy access to a fantastic fitness centre, an event room available for rent, and a playground. This well-maintained home is close to schools and all amenities, offering exceptional value at an unbeatable price. Check out the photos, floor plans and 3D tour, and all today to book your personal viewing.**

Inclusions: **Refrigerator, Stove, Dishwasher, Washer, Dryer**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







2nd Floor Exterior Area 644.53 sq ft  
Interior Area 588.00 sq ft



