

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



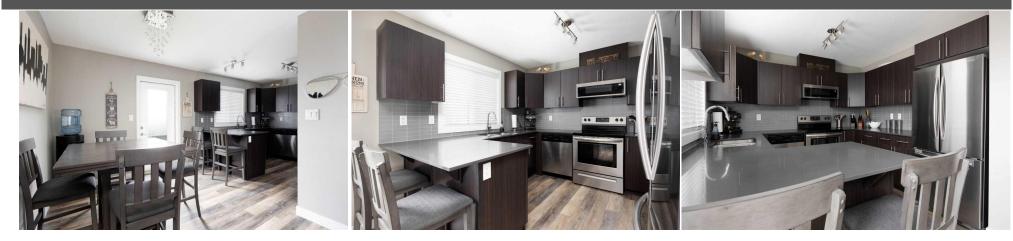
ess: Feat:	Standard Shaped I	Lot			
				Garage Sz:	2
				Ttl Park:	4
Shape:				Parking	
Sz Ar:		Ttl Sqft:	1,128		
Information		Low Sqft:		Style:	2 Storey
r Built:	2018	Abv Sqft:	1,128	Baths:	2.5 (2 1)
/Town:	Fort McMurray	Finished Floor Are		Beds:	3 (3)
Туре:	Row/Townhouse			<u>Layout</u>	
о Туре:	Residential			132	
eral Information				DOM	

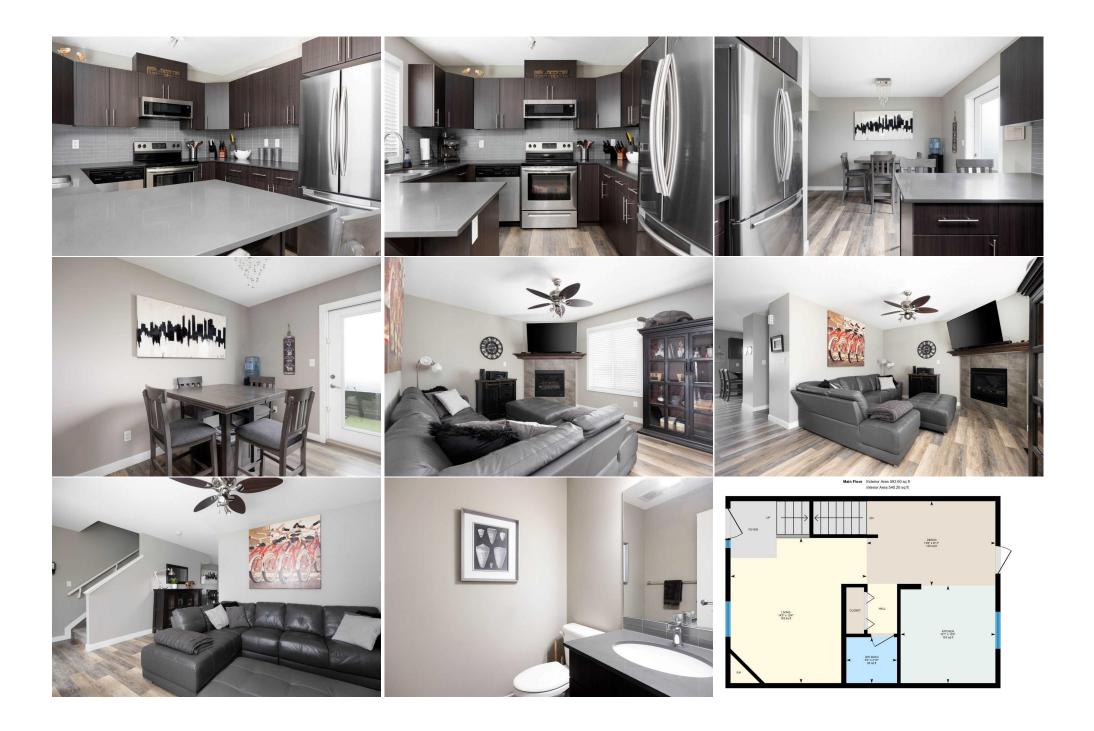
Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: Concrete,Vinyl Siding,Woo Flooring:	d Frame	
Ext Feat:	Balcony		Carpet, Vinyl Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl: Int Feat: Utilities:	•	frigerator,Stove(s),Washer Counters,Walk-In Closet(s)	Room Information		
Room Living Room Kitchen Bedroom - Prin 4pc Bathroom Bedroom	-	Dimensions 15`4" x 14`5" 8`11" x 13`8" 12`0" x 12`7" 8`4" x 4`11" 9`10" x 9`11"	Room Dining Room 2pc Bathroom 4pc Ensuite bath Bedroom Furnace/Utility Room	Level Main Main Second Second Basement	Dimensions 8`11" x 13`8" 4`10" x 5`4" 8`8" x 4`11" 9`1" x 13`7" 6`5" x 11`2"

		Title	
Condo Fee:		Title:	Zoning:
\$375		Fee Simple	R3
		Fee Freq:	
		Monthly	
Legal Desc:	0125598		
		Remark	ks
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

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











