



THE
A-TEAM

**RE/MAX
FIRST**

401 ATHABASCA Avenue #22, Fort McMurray T9J1H4

MLS®#: **A2166701**

Area: **Abasand**

Listing Date: **09/17/24**

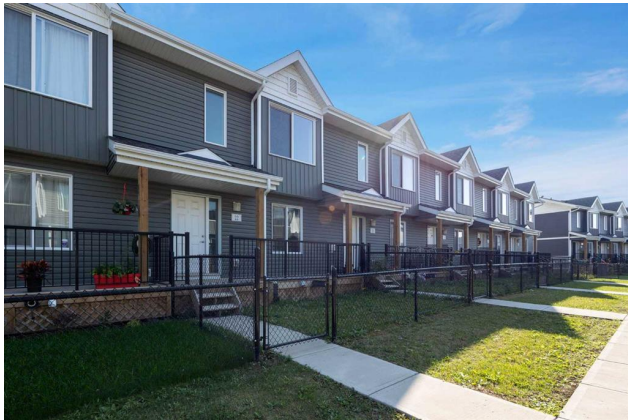
List Price: **\$276,999**

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: **1,249**

Low Sqft:

Ttl Sqft: **1,249**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

2

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **1**

Access:

Lot Feat: **See Remarks**

Park Feat: **Off Street, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked**
Int Feat: **See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|----------------------|----------|----------------|
| Furnace/Utility Room | Basement | 6`6" x 10`6" |
| 2pc Bathroom | Main | 5`5" x 5`0" |
| Dining Room | Main | 10`5" x 8`8" |
| Bedroom - Primary | Second | 12`10" x 12`0" |
| Bedroom | Second | 10`4" x 9`11" |

| Room | Level | Dimensions |
|------------------|--------|---------------|
| Living Room | Main | 11`9" x 19`1" |
| Kitchen | Main | 10`1" x 10`6" |
| 3pc Ensuite bath | Second | 5`0" x 8`10" |
| 4pc Bathroom | Second | 5`1" x 8`5" |
| Bedroom | Second | 13`7" x 9`1" |

Legal/Tax/Financial

Condo Fee:
\$375

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0125598**

Remarks

Pub Rmks: **Welcome to this beautiful townhouse located in Abasand is close to many schools, parks and trails. This property has everything you are looking for without breaking the bank. This unit features 3 bedroom and 2 full bathrooms on the second level. Main floor boasts open kitchen and dining area with direct patio access along with the living room complete with corner fireplace and a powder room. Laundry and mechanical is located on the bottom level and this is also where you will find direct access to the attached garage!!! This like new condition unit is available for a quick possession. Conveniently located on a bus route and close to downtown this property really does have everything you need.**

Inclusions:
Property Listed By: **N/A**
RE/MAX FORT MCMURRAY

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





