



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**401 ATHABASCA Avenue #22, Fort McMurray T9J1H4**

MLS®#: **A2166701**

Area: **Abasand**

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

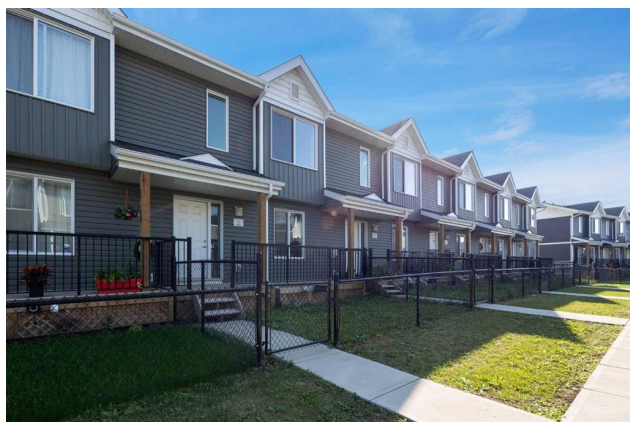
List Price: **\$276,999**

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**

DOM

**104**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

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**









