



THE
A-TEAM

**RE/MAX
FIRST**

401 ATHABASCA Avenue #57, Fort McMurray T9J 1H2

MLS®#: **A2168135**

Area: **Abasand**

Listing Date: **09/23/24**

List Price: **\$295,500**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,130**
Low Sqft:
Ttl Sqft: **1,130**

DOM

24

Layout

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

Parking

Ttl Park: **4**
Garage Sz: **2**

See Remarks

Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **See Remarks**
Flooring: **Carpet, Laminated, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Second	0`0" x 0`0"
Eat in Kitchen	Main	10`4" x 10`1"
Bedroom	Second	9`10" x 10`3"
Bedroom - Primary	Second	12`2" x 12`10"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Great Room	Main	15`5" x 11`10"
Dining Room	Main	9`0" x 10`5"
Bedroom	Second	9`2" x 13`7"
Laundry	Basement	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$375

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0125598**

Remarks

Pub Rmks: **STEAL OF A DEAL! Low Condo Fees at \$375/mo, this BEAUTIFUL UPGRADED townhome is PERFECT for the savvy buyer! The CONTEMPORARY kitchen is designed in modern grey colors, quartz countertops and complimented with stainless steel appliances. The upper floor features 3 good size bedrooms, 2 full bathrooms with the Primary bedroom having its own ensuite, surrounded with cushy carpet. The rear attached garage is fantastic addition to the property with direct access to inside the home. Out the front door is a fenced in yard. This home is nestled near schools, shopping, bus route, walking trails and a hop skip and jump to the Northern Regional Lights Hospital and highway 63 and all downtown amenities. CALL NOW TO VIEW before its GONE!**

Inclusions:
Property Listed By: **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW BLINDS, GARAGE DOOR OPENER
RE/MAX FORT MCMURRAY**

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





