



THE
A-TEAM

**RE/MAX
FIRST**

800 ATHABASCA Avenue, Fort McMurray T9J 1H7

MLS®#: **A2170896**

Area: **Abasand**

Listing Date: **10/03/24**

List Price: **\$459,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **2017**
Year Built: **3,322 sqft**
Lot Information
Lot Sz Ar: **3,322 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,477**
Low Sqft:
Ttl Sqft: **1,477**

DOM

61
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island, Pantry, Tankless Hot Water, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`0"	Dining Room	Main	15`0" x 9`7"
Kitchen	Main	11`11" x 11`8"	Living Room	Main	13`8" x 13`0"
4pc Bathroom	Second	5`6" x 7`7"	4pc Ensuite bath	Second	5`7" x 8`0"
Bedroom	Second	8`11" x 10`11"	Bedroom	Second	9`9" x 10`1"
Bedroom - Primary	Second	13`3" x 12`7"	4pc Bathroom	Basement	5`0" x 7`8"
Bedroom	Basement	8`8" x 11`4"	Kitchen	Basement	12`1" x 5`11"
Game Room	Basement	14`5" x 21`8"	Furnace/Utility Room	Basement	8`5" x 6`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R1P

0226274

Remarks

Pub Rmks: **Welcome to 800 Athabasca Ave, a beautiful 4-bedroom home built in 2017 by Montebello Homes, perfectly nestled in the tranquil neighborhood of Abasand. This property boasts breathtaking views of the downtown core, making it a true GEM. Enjoy cooking and entertaining in this kitchen, complete with granite countertops that add a luxurious touch. This home offers 3 spacious bedrooms upstairs, each with a walk-in closet, providing plenty of storage space. An additional 4th bedroom is located in the finished basement. Experience comfort and convenience with hot water on demand, ensuring endless hot showers. Step out onto the expansive deck to take in the view, or enjoy the easy access to the backyard with the walk-out basement. Set in an extremely quiet area of Abasand, this home is a perfect retreat from the hustle and bustle of the city, while still being close enough to enjoy all the downtown amenities. Don't miss your chance to own this incredible property! Contact today for more information or to schedule a viewing.**

Inclusions:
Property Listed By: **n/a
EXP REALTY**

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









