



THE
A-TEAM

**RE/MAX
FIRST**

401 ATHABASCA Avenue #42, Fort McMurray T9J 0A1

MLS® #: **A2173553**

Area: **Abasand**

Listing Date: **10/17/24**

List Price: **\$289,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$7k, 29-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2018**

Finished Floor Area
Abv Sqft: **1,266**
Low Sqft:
Ttl Sqft: **1,266**

DOM

95
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Mixed**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	10`0" x 10`4"	2pc Bathroom	Second	5`4" x 4`5"
Dining Room	Second	12`5" x 8`8"	Living Room	Second	11`8" x 15`4"
Bedroom - Primary	Third	12`8" x 12`0"	Bedroom	Third	13`5" x 9`0"
Bedroom	Third	9`9" x 10`2"	4pc Bathroom	Third	8`3" x 4`11"
3pc Ensuite bath	Third	8`2" x 4`10"			

Legal/Tax/Financial

Condo Fee: \$375	Title: Fee Simple Fee Freq: Monthly	Zoning: R3
----------------------------	--	----------------------

Legal Desc: **0125598**

Remarks

Pub Rmks: **Immediate Possession! This beautiful three-bedroom, two-and-a-half-bathroom home is ready to welcome you. As you arrive, you'll notice the charming, fully fenced front yard that leads to a spacious deck—perfect for enjoying the outdoors. Step inside, and you'll find a bright and inviting living area featuring a cozy gas fireplace, ideal for cozy gatherings or relaxing evenings. The kitchen is a dream with its stunning grey quartz countertops, stylish subway tile backsplash, and sleek stainless steel appliances. You'll love the luxury vinyl plank flooring throughout the home, which combines elegance and durability. Off the dining room there is a french door that leads to a massive top deck. Upstairs, there's a four-piece bathroom and three generously sized bedrooms, including a lovely primary bedroom with it's own ensuite bathroom for your comfort and privacy. Head down to the lower level, where a handy utility room is conveniently located near the entrance to the double attached garage. Plus, you'll have exclusive access to fantastic amenities like a well-equipped gym, a party room for celebrations, and a playground for outdoor fun. More bonus features of this home are that it has Central AC and is a 5-minute walk to two elementary schools. This complex backs onto the OHV Staging area and trails to enjoy the outdoors. Abasand has so much to offer for staying active and enjoying life! Call today to see your new home!**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







