



THE
A-TEAM

**RE/MAX
FIRST**

696 ATHABASCA Avenue, Fort McMurray T9J1L8

MLS®#: **A2185185**

Area: **Abasand**

Listing Date: **01/01/25**

List Price: **\$589,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,228 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,620**
Low Sqft:
Ttl Sqft: **1,620**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot,See Remarks,Views**
Park Feat: **Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Other,Storage**

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

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"
Bonus Room	Second	10`0" x 10`0"
Bedroom	Second	9`7" x 9`8"
Kitchen	Main	13`6" x 12`0"
Living Room	Main	14`8" x 19`8"
Bedroom	Basement	8`0" x 13`9"

Room	Level	Dimensions
4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Second	9`5" x 12`0"
Bedroom - Primary	Second	10`6" x 13`7"
Dinette	Main	16`6" x 7`6"
Game Room	Basement	30`0" x 13`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1P

0226274

Remarks

Pub Rmks: **696 Athabasca Ave - This Gorgeous new construction home is built by Prestigious Alves Developments. Situated on a beautiful lot with a stunning view looking onto the river and downtown area. Your home has rear alley access to your double detached garage that is insulated, drywalled and equipped with a garage door opener. Inside your home you will find a bright open concept main floor plan. The massive living room is finished elegantly with vinyl plank flooring, a beautiful upgraded built in electric fireplace feature and remote. The dinette is open to the kitchen and living room great for entertaining with friends and family; featuring upgraded light fixture an abundance of natural lighting and high ceilings. The kitchen is finished with two tone cabinets, with quartz counter tops, the large island allows extra eating area and more storage space. You will also find your kitchen is beautifully finished with a pantry area, mouldings around the top of the cupboards and direct access to your back deck with low maintenance railings leading you to your backyard and detached garage. Upstairs you will find a bonus room your primary bedroom includes a full walk-in closet with built-in shelving and a beautifully finished en suite. The second level of your home also includes two spare bedrooms that are oversized with laundry facilities, and a main bathroom. The basement is fully developed with a massive rec room area, another bedroom and a four piece bathroom. This home is a must see!! Call today for your private viewing**

Inclusions: **10 year new home warranty, fridge, gas, stove, microwave, dishwasher, washer, dryer, garage door opener, front landscaping**

Property Listed By: **COLDWELL BANKER UNITED**

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







