



THE
A-TEAM

**RE/MAX
FIRST**

256 ATHABASCA Avenue, Fort McMurray T9J 1G6

MLS®#: **A2185506**

Area: **Abasand**

Listing Date: **01/08/25**

List Price: **\$499,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,900 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,609**
Low Sqft:
Ttl Sqft: **1,609**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,See Remarks**
Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor Roughed-In,Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner**
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`10" x 6`11"
Kitchen	Main	9`4" x 16`1"
Living Room	Main	11`4" x 18`7"
Bedroom	Second	10`4" x 9`2"
4pc Bathroom	Second	

Room	Level	Dimensions
2pc Bathroom	Main	
Dining Room	Main	9`4" x 10`4"
Bedroom	Second	9`11" x 13`2"
Bedroom - Primary	Second	14`1" x 14`8"
5pc Bathroom	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

7822731

Remarks

Pub Rmks:

Welcome to 256 Athabasca Ave - A Home That Feels Brand New! This impeccably maintained home is in like-new condition, having been lived in for less than two years. Perfectly designed for family living, it offers a highly functional layout and an unbeatable location directly across from an elementary school. The spacious main level features an open-concept design with a stunning kitchen, living, and dining area, plus a convenient powder room and access to the attached heated garage. The kitchen looks like it is straight out of a design magazine, showcasing ultra-modern two-toned cabinetry, a corner pantry, a stunning waterfall quartz countertop, and ample counter space and storage. The living room offers a cozy yet elegant vibe with its grand fireplace feature wall. Upstairs, you'll find 3 generously sized bedrooms, a 4PC main bathroom, convenient laundry just outside the bedrooms and a primary retreat with a walk-in closet and a luxurious ensuite. The spa-like ensuite is complete with dual sinks, a soaker tub, and a walk-in tiled shower—an indulgent escape at the end of your day. Built by a reputable local builder with years of expertise and backed by the remaining new home warranty, this property includes thoughtful extras like tall baseboards, durable LVP flooring throughout, an 8-foot front door, and quartz countertops. The basement awaits your personal touch, with a separate entrance, roughed-in in-floor heating, and plumbing for a future bathroom, kitchen, and laundry. Step outside to enjoy a fully landscaped and fenced backyard, complete with a large deck—perfect for family gatherings or relaxing evenings. And here's the best part: this home already has the upgrades you'd want in a new build, including central AC and window coverings, but at a more affordable resale price! Don't miss this opportunity to own a meticulously maintained, like-new home packed with high-end finishes and thoughtful details. Schedule your viewing today!

Inclusions:
Property Listed By:

**Fridge, stove, built in microwave, hood fan, dishwasher, washer, dryer, central ac, garage heater, garage door opener & remote, all window coverings, furniture neg
RE/MAX FORT MCMURRAY**

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







