



THE
A-TEAM

**RE/MAX
FIRST**

401 ATHABASCA Avenue #69, Fort McMurray T9J0A1

MLS®#: **A2187396**

Area: **Abasand**

Listing Date: **02/02/25**

List Price: **\$275,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,247**
Low Sqft:
Ttl Sqft: **1,247**

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Front Yard,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,High Ceilings,No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`5"
Kitchen	Main	10`4" x 10`1"
3pc Ensuite bath	Upper	8`8" x 5`11"
Bedroom	Upper	9`11" x 10`3"
Bedroom - Primary	Upper	12`2" x 12`9"

Room	Level	Dimensions
Dining Room	Main	9`0" x 13`8"
Living Room	Main	15`6" x 11`9"
4pc Bathroom	Upper	8`5" x 5`1"
Bedroom	Upper	9`2" x 13`7"

Legal/Tax/Financial

Condo Fee:
\$375

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0125598**

Remarks

Pub Rmks: **CALLING ALL BUYER'S!! Welcome to 401 Athabasca ave #69 this beautiful townhouse is located in the heart of Abasand featuring 3 bedroom 2 1/2 bathrooms. This beautiful property is perfect for a starter home/ A growing family! The main floor has a modern kitchen with stainless steel appliances, quartz countertops, and lots of cupboard space, you will also find a breakfast bar giving convenance and ample space for entertaining. The dining room has space for a large dining table for the family to sit together and enjoy a meal! The main floor includes a half bath completed with quartz countertops. The large living room is finished with Vinyl plank flooring leading to you dinette and large kitchen area. Includes an attached double garage with plenty of room for all your toys. Did I mention the municipality pass! The OFF-HIGHWAY VEHICLE PILOT PROJECT, YES THAT IS RIGHT YOU CAN LEAVE RIGHT FROM YOUR HOME TO HIT THE TRAILS!! You are minutes away from downtown, stores, trails, schools/daycare and so much more, call today 587-646-5858**

Inclusions: **none**
Property Listed By: **COLDWELL BANKER UNITED**

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





