



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**161 ROBINSON Lane, Fort McMurray T9J 1L8**

MLS®#: **A2195726**

Area: **Abasand**

Listing Date: **02/20/25**

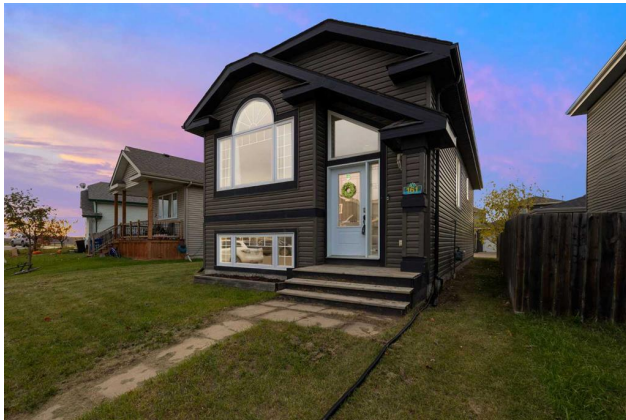
List Price: **\$349,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 20-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2002**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,852 sqft**

Lot Shape:

Abv Sqft:

**960**

Low Sqft:

Ttl Sqft:

**960**

DOM

**140**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting, Private Yard**

Construction:

**Concrete, Vinyl Siding**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`7" x 9`2"
Dining Room	Main	11`6" x 11`10"
Living Room	Main	11`7" x 14`6"
4pc Bathroom	Basement	5`0" x 9`6"
Bedroom	Basement	8`11" x 14`0"
Game Room	Basement	12`7" x 17`11"

Room	Level	Dimensions
Bedroom	Main	9`7" x 9`6"
Kitchen	Main	9`0" x 10`7"
Bedroom - Primary	Main	13`10" x 10`11"
Bedroom	Basement	9`0" x 14`0"
Laundry	Basement	5`4" x 6`7"
Furnace/Utility Room	Basement	8`4" x 6`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1P**

**0226274**

Remarks

Pub Rmks:

**Welcome to 161 Robinson Lane! Nestled in a quiet cul-de-sac in the heart of Abasand, this charming detached bi-level home offers the perfect blend of comfort, convenience, and functionality. Located in a highly desirable, well-established neighborhood, this home is just minutes from downtown, parks, schools, and essential amenities, making it an ideal choice for families and professionals alike. Step inside to discover a spacious and inviting layout, featuring four well-sized bedrooms, including a primary suite with a walk-in closet for ample storage and privacy. The vaulted ceilings in the large living room create an open, airy ambiance, while the adjacent dining area is perfect for hosting family meals and gatherings. The open-concept kitchen is both practical and stylish, offering plenty of cupboard and counter space ideal for cooking, meal prep, and entertaining. The fully developed basement expands your living space, featuring a generous recreation room that's perfect for family activities or entertaining guests. A cozy fireplace adds warmth and charm, making it a great spot to unwind during colder months. Plus, with two additional bedrooms, a full bathroom, and a laundry room, this lower level is both functional and versatile. Outside, back lane access ensures efficient parking for everyone. Whether you're looking for a home with room to grow or a well-located investment, 161 Robinson Lane checks all the boxes! Don't miss out and schedule your private tour today!**

Inclusions:  
Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, AC Unit,  
EXP REALTY**

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



