



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 ATKINSON Lane, Fort McMurray T9K 2M8**

MLS®#: **A2199626**

Area: **Abasand**

Listing Date: **03/06/25**

List Price: **\$549,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2004**

Finished Floor Area  
Abv Sqft: **1,259**  
Low Sqft:  
Ttl Sqft: **1,259**

DOM

**25**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **5,479 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Greenbelt,Landscaped,Pie Shaped Lot**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 12`4"
Kitchen	Main	14`10" x 12`3"
4pc Ensuite bath	Main	11`4" x 10`1"
Bedroom	Main	12`0" x 15`7"
Game Room	Basement	34`3" x 11`6"
Bedroom	Basement	12`0" x 12`3"
Laundry	Basement	13`11" x 16`7"

Room	Level	Dimensions
Dining Room	Main	7`3" x 12`6"
Bedroom - Primary	Main	13`1" x 13`11"
Bedroom	Main	8`11" x 12`0"
4pc Bathroom	Main	4`11" x 8`7"
Bedroom	Basement	9`8" x 11`2"
4pc Bathroom	Basement	7`9" x 12`0"
Furnace/Utility Room	Basement	8`10" x 3`11"

Title: **Fee Simple**  
 Zoning: **R3**  
 Legal Desc: **0121639**

Remarks

Pub Rmks: **Welcome to 151 Atkinson Lane. Nestled on a desirable corner lot backing onto greenbelt, this meticulously maintained home is in the heart of Abasand and boasts a southwest exposure, offering plenty of natural light throughout the day. With pride of ownership evident in every detail, this property is a true gem! Step inside the home to an inviting entryway featuring custom tile flooring. The upper level showcases durable, maintenance-free vinyl plank flooring throughout. The completely updated kitchen features shaker-style cabinetry, stainless steel appliances, quartz countertops, a tasteful backsplash, and access to a massive deck perfect for outdoor activities. The spacious dining area flows seamlessly into the cozy living room, complete with large windows that flood the space with natural light. Three generously sized bedrooms include a primary retreat with a walk-in closet and a luxurious ensuite with a jetted tub and stand-up shower. A well-appointed 4-piece main bathroom completes this level. The fully finished basement boasts a sizeable recreation room with bright windows and a gas fireplace, ideal for entertaining or family gatherings. Two additional bedrooms, both with large closets, provide ample space for guests or a growing family. A 4-piece bathroom and a well-equipped laundry room with extra storage add to this home's convenience. The heated garage is a dream man cave with built-in cabinetry for organized storage. There is also a large driveway for additional parking. Situated on a pie-shaped lot, the property includes a shed, an enclosed tent trailer, and raised flowerbeds that enhance its curb appeal. The roof and exterior siding were updated in 2016, and a rubber walkway along the side of the home adds durability and style. This home is a stunning blend of comfort, style, and practicality. Its location also makes it perfect for ATV enthusiasts as there is access to ATV trails with the added perk of the municipal pilot project of using OHV on the roads. Don't miss the opportunity to make 151 Atkinson Lane your forever home! Check out the photos, floor plans and 3D tour and call today to book your personal viewing.**

Inclusions: **Refrigerator, Stove, Dishwasher, Washer, Dryer, OTR Microwave, All Window Coverings, Carport Shed, Air Conditioning, and Garage Heater.**  
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

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













