



THE
A-TEAM

**RE/MAX
FIRST**

534 ATHABASCA Avenue, Fort McMurray T9J1G8

MLS®#: **A2201893**

Area: **Abasand**

Listing Date: **03/15/25**

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

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$100k, 15-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**
Lot Information
Lot Sz Ar: **10,287 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,412**
Low Sqft:
Ttl Sqft: **1,412**

DOM

16
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Cleared,Garden,Greenbelt,Lawn,No Neighbours Behind,Street Lighting**

Park Feat:

Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Interlocking Driveway,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas,Radiant**
Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Convection Oven,Dishwasher,Electric Cooktop,Electric Oven,Electric Stove,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Bidet,Closet Organizers,No Smoking Home,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	10`9" x 10`11"
Dining Room	Main	9`0" x 13`4"
Laundry	Main	0`0" x 0`0"
Bedroom - Primary	Main	14`3" x 16`6"
Bedroom	Basement	9`11" x 14`7"
Dining Room	Basement	6`9" x 8`1"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	9`0" x 11`7"
Kitchen	Main	12`7" x 12`7"
Living Room	Main	15`4" x 24`5"
3pc Bathroom	Basement	
Bedroom	Basement	9`10" x 11`10"
Eat in Kitchen	Basement	9`0" x 8`4"

Family Room

Basement

18`2" x 28`8"

Addition
Legal/Tax/Financial

Basement

11`5" x 12`6"

Title:
Fee Simple
Legal Desc:

0121639

Zoning:
R3

Remarks

Pub Rmks: **NEW SHINGLES in 2022 AND SIDING IN 2016!! 10,000 SQFT BACKING GREENBELT WITH AMAZING VIEW! This spacious bungalow offers 2884 sqft of living space in beautiful Abasand Heights on one of the largest lots available in the neighborhood. 5 bedrooms with 3 full bathrooms. 3-vehicle driveway parking (interlocking brick driveway)in the front plus an attached heated garage. FRESHLY PAINTED MAIN FLOOR. You'll love the warm open concept feel and natural light in this home, as you step into the foyer which leads to the living room area, flowing through to the kitchen with gorgeous natural earth tones, stainless steel appliances, updated hardware, and corner pantry. The dining area overlooks the amazing backyard and leads out to the deck with a peaceful view of the greenbelt, treeline, and downtown/river valley. The main floor features laminate flooring, updated light fixtures, and 3 sizeable bedrooms, including a carpeted primary bedroom with a walk-in closet and an ensuite bathroom; with a soaker tub! The laundry room is conveniently located on the main floor mudroom which accesses the finished, heated garage. The basement was Completely RENOVATED A COUPLE OF YEARS AGO, and is designed with options in mind: Bright open space with 2 bedrooms, a full bathroom, a huge rec room plus a WET BAR/KITCHENETTE. There's a SEPARATE ENTRANCE to the basement so you can use this as an amazing family space, or as an illegal suite for extra income. Let's talk some more about this incredible BACKYARD. It also features a firepit, a CONCRETE PARKING PAD, a playhouse, and a shed for storage. Siding redone (2016), some windows were replaced (2015), and BRAND NEW SHINGLES. Make your yard dreams a reality. Seller providing title insurance in lieu of RPR.**

Inclusions:
Property Listed By: **Fridge (2), Stove, OTR Microwave, dishwasher, Washer, Dryer, garage door remote, Kids play set, shed
People 1st Realty**

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





