



THE
A-TEAM

**RE/MAX
FIRST**

211 ATKINSON Lane, Fort McMurray T9J 1E8

MLS® #: **A2213196**

Area: **Abasand**

Listing Date: **04/22/25**

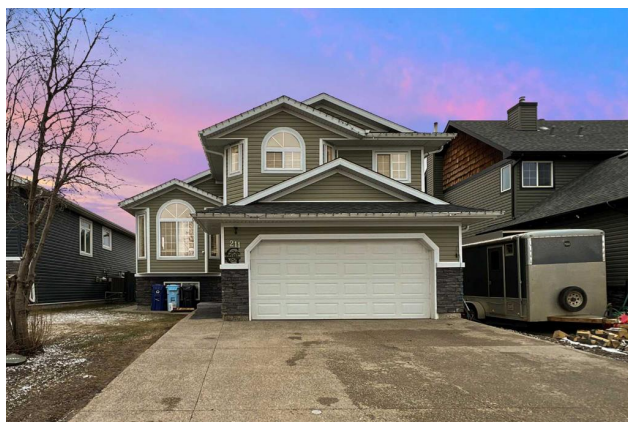
List Price: **\$649,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**
Lot Information
Lot Sz Ar: **5,185 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,640**
Low Sqft:
Ttl Sqft: **1,640**

DOM

14
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Gazebo,Greenbelt,No Neighbours Behind,Private,Views,Yard Lights**
Park Feat: **Double Garage Attached,Heated Garage,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Lighting,Private Yard,Storage**

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`6"
Bedroom	Main	10`11" x 11`7"
Family Room	Main	14`6" x 12`0"
Living Room	Main	12`4" x 22`2"
Bedroom - Primary	Upper	14`3" x 15`3"
Bedroom	Basement	15`4" x 9`4"
Kitchen	Basement	9`10" x 12`2"

Room	Level	Dimensions
Bedroom	Main	10`11" x 12`7"
Dining Room	Main	8`10" x 12`0"
Kitchen	Main	7`10" x 12`9"
4pc Ensuite bath	Upper	4`11" x 8`0"
4pc Bathroom	Basement	10`6" x 5`0"
Bedroom	Basement	10`4" x 14`5"
Game Room	Basement	20`0" x 12`3"

Furnace/Utility Room	Basement	11`6" x 14`5"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R3	
Legal Desc:	0121639		Remarks
Pub Rmks:	Welcome to 211 Atkinson Lane! This modified bi-level home sitting on a 5,185 sq ft lot backing onto the GREENBELT has an ATTACHED HEATED DOUBLE GARAGE plus DETACHED 24'x12' GARAGE in the backyard with access to the trail system and a BASEMENT SUITE for extra income. FRESHLY PAINTED main level with NEWER LAMINATED FLOORING and NEW LIGHT FIXTURES. As you enter the home, you will find a large and bright living room with vaulted ceiling. At the back is an open concept living area featuring a kitchen with refinished cabinets and corner pantry, a dining room with a rear door to access the back deck and a family room with gas fireplace. Down the hall are two good size bedrooms and a 4-piece bathroom. On the upper floor is the large and bright primary bedroom with walk-in closet and 4-piece ensuite. The fully develop basement has laminated flooring throughout and a bedroom closed off from the suite that belong to the top floor. The suite, which has its OWN FURNACE, SEPARATE ENTRY and SEPARATE LAUNDRY, features a kitchen with eating area and pantry, a large family room, a large bedroom and 4-piece bathroom. The backyard has a huge deck with gazebo plus a patio with stone for a firepit great for summer entertainment and it is fully fenced with a gate and a garage for your off-road toys with direct to access the greenspace and trail. Book your appointment today!		
Inclusions: Property Listed By:	2 fridges, 2 stoves, 2 dishwashers, washer, dryer, 2 microwaves, windows covering, garage remote, central a/c KIC Realty		

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









