



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**179 ATKINSON Lane, Fort McMurray T9J 1G2**

MLS® #: **A2216284**

Area: **Abasand**

Listing Date: **05/01/25**

List Price: **\$449,888**

Status: **Pending**

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:

**4,990 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,263**

Low Sqft:

Ttl Sqft:

**1,263**

DOM

**8**

Layout

Beds:

**6 (3 3 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Fruit Trees/Shrub(s),Greenbelt,No Neighbours Behind**

**Double Garage Attached,Driveway,Garage Door Opener,Heated Garage**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Breakfast Bar,Built-in Features,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0121639**

Zoning:

**R3**

Remarks

Pub Rmks:

**FULLY DEVELOPED RAISED BUNGALOW BACKING THE GREENBELT, SEPARATE ENTRANCE, 2 FULL KITCHENS, ONE UP AND ONE DOWN, 5 BEDROOMS, 3 FULL BATHS, DIRECT ACCESS FROM YOUR BACK YARD TO TRAILS FOR YOUR OFF-ROAD TOYS. This property is currently rented and can be available for vacant possession in July**

2025. Due to tenants' rights, there are no interior photos of the home. It's not because it is in terrible shape, so please call for your personal tour. Located in the heart of Abasand, backing the trail system and tree line. This is the perfect location for those who want to go from their backyard with their off-road vehicles. The fully fenced yard features a double gate on the back to access the trails right from your backyard. The exterior also features an extra-wide front driveway and an attached heated garage. The interior of the home offers over 2300 sq ft of living space, with a large front living room, a Bright kitchen with white cabinets and an eat-up breakfast bar. The large dining room overlooks your backyard. The main level continues with 3 great-sized bedrooms and 2 full bathrooms. The Primary bedroom offers a walk-in closet and 4 pc bathroom with a jetted tub. The fully finished basement has a separate entrance from the back that leads to a large family room, 2 bedrooms, and a full bathroom, as well as an oversized kitchen and dining space. The home is currently rented and tenants are willing to stay. This home is within walking distance to schools, park and only minutes from downtown. Call today for more details or schedule your private viewing.

Inclusions:  
Property Listed By:

2 fridges, 2 stoves, dishwasher, washer, dryer, heater in garage  
**COLDWELL BANKER UNITED**

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



