



THE
A-TEAM

**RE/MAX
FIRST**

208 ATHABASCA Avenue, Fort McMurray T9J1G4

MLS® #: **A222888**

Area: **Abasand**

Listing Date: **05/21/25**

List Price: **\$579,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Lot Sz Ar:

3,900 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,608

Low Sqft:

Ttl Sqft:

1,608

DOM

8

Layout

Beds:

3 (3)

Baths:

2.0 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Private

Additional Parking,Double Garage Attached,Driveway,Front Drive,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1S

Legal Desc:

7822731

Remarks

Pub Rmks:

Welcome to 208 Athabasca Avenue located in Abasand. A stunning custom-built two-story home designed for contemporary family living. Where luxury and sophistication converge to create the perfect harmony of modern comfort and seamless functionality. Step into the spacious main entranceway, where thoughtful design meets practicality. As you enter, you'll notice high-end finishes, beginning with the ceramic tile flooring, which adds both elegance and durability. A large closet provides ample storage keeping the space organized and functional. Convenient garage access ensures seamless entry, making daily routines effortless. As you step in and around the corner, you will also find a half bathroom located here. The open-concept main living space offers the perfect setting for family meals, relaxing and entertaining. The heart of the home—the kitchen—is a chef's dream. Featuring pristine quartz countertops, a highly sought-after white cabinetry design, and a massive kitchen island with extensive storage and soft-close drawers. Black stainless-steel appliances and a stylish backsplash complete the modern, refined aesthetic. The large eat in kitchen area offers outdoor access that leads to the expansive deck, ideal for outdoor gatherings in a fully fenced low maintenance yard. As you make your way upstairs, you'll find two generously sized bedrooms that provide ample space. A four-piece bathroom also continues with all the high-end finishes seen throughout the home, with ceramic tile flooring and quartz countertops. Finishing off this level is the expansive master suite, offering tons of walk-in closet space and boasting a truly one-of-a-kind bathroom layout! Double showers and a deep soaker bathtub, all within ONE beautifully integrated space. This is a MUST see. The basement is unfinished and awaiting your ideas—an open canvas for your vision! You have the freedom to design a space that perfectly suits your needs. This home has been thoughtfully crafted to provide an unparalleled living experience—where style, comfort, and functionality unite to create a space you'll love to call home. Close to schools, parks, trails, shopping and more.

Inclusions:

Property Listed By:

Existing fridge, stove, dishwasher, microwave, washer, dryer, central air conditioning, electric fireplace, window coverings, garage door remotes x2
People 1st Realty

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











