



THE
A-TEAM

**RE/MAX
FIRST**

410 ATHABASCA Avenue, Fort McMurray T9J 1A9

MLS® #: **A2224804**

Area: **Abasand**

Listing Date: **05/28/25**

List Price: **\$639,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1996

Lot Information

Lot Sz Ar:

8,487 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,842

Low Sqft:

Ttl Sqft:

1,842

DOM

3

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

2 Storey

Parking

Ttl Park:

7

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Fruit Trees/Shrub(s),Greenbelt,Landscaped,Lawn,No Neighbours Behind,Open Lot,Private,Treed,Views Additional Parking,Aggregate,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Parking Pad,RV Access/Parking,Side By Side,Triple Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

In Floor,Forced Air

Sewer:

Ext Feat:

Balcony,Lighting,Private Yard,Rain Gutters

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer

Int Feat:

Chandelier,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9624015

Zoning:

R3

Remarks

Pub Rmks:

Welcome to 410 Athabasca Avenue: A rare and remarkable opportunity to own a farmhouse-inspired home sitting proudly on a beautiful 8,487 sq/ft tree-lined lot in

Abasand. Boasting an incredible attached triple car garage with in-floor heat and direct access to Fort McMurray's extensive trail system, this property is a dream come true for outdoor enthusiasts—especially with the newly implemented ATV by-law that allows you to ride straight from your driveway and into nature. With a turn-key 1,842 sq/ft interior and exceptional space inside and out, this is truly a one-of-a-kind home you won't want to miss. For those who prioritize vehicle and gear storage, the wide exposed aggregate driveway comfortably accommodates four vehicles, while the impressive triple garage offers three overhead doors, a freshly painted interior, and even a four-piece bathroom. This unique garage setup is ideal for cleaning up before heading inside or bathing pets, and it opens possibilities for a home-based business or workshop. The expansive lot offers stunning treed views and easy access to the highway, giving you both a peaceful retreat and exceptional convenience. Step inside to find a warm and welcoming farmhouse aesthetic, beginning with a front living room that offers the perfect space for entertaining, relaxing, or even serving as a formal dining area. Across the entryway, double garden doors open to a main floor office—perfectly situated for productivity while staying connected to the rest of the home. This room could also double as a guest bedroom for added versatility. Down the hall, the bright and beautifully updated kitchen features white cabinetry, quartz countertops, a centre island, and ample prep space for any culinary enthusiast. The adjacent dining area connects seamlessly to the family room, complete with a gas fireplace to create a cozy atmosphere year-round. A two piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms. The spacious primary retreat offers an updated ensuite with a freestanding tub, a separate shower, and a private sun deck that overlooks the backyard. Two additional bedrooms and a full four-piece bathroom complete this level. The fully developed lower level has been designed as additional living space, ideal for multi-generational families or a nanny suite. It includes a kitchenette, a living room with a second gas fireplace, a three-piece bathroom, and the home's fourth bedroom—offered fully furnished and ready for immediate use. Additional features include two newer hot water tanks, central air conditioning, in-floor heat in both the basement and garage, and immediate possession available. Homes with this combination of charm, space, and function don't come around often. Fall in love with 410 Athabasca Avenue—schedule your private tour today.

Furniture negotiable, Fridge x2, stove x2, microwave x2, washer and dryer x2, garage remote and controls x3.

The Agency North Central Alberta

Inclusions:

Property Listed By:

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











