



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 RICHARDSON Lane, Fort McMurray T9H4W5**

MLS®#: **A2229070**

Area: **Abasand**

Listing Date: **06/09/25**

List Price: **\$429,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2004**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,567 sqft**

Lot Shape:

Abv Sqft:

**963**

Low Sqft:

Ttl Sqft:

**963**

DOM

**0**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Cul-De-Sac,Landscaped,Private  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Sump Pump(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 9`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`9" x 14`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 13`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 12`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 14`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>8`10" x 17`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1P**

**0226274**

Remarks

Pub Rmks:

**FULLY RENOVATED | DETACHED GARAGE | 4 BED + 2 BATH .** Welcome to 109 Richardson Lane Tucked away in a quiet cul-de-sac in the sought-after community of Abasand, this beautifully renovated home is truly move-in ready. With a complete interior renovation, every detail has been thoughtfully updated to offer modern comfort and style. Step inside to discover a fresh, open-concept layout featuring all-new interiors—ideal for today's living. Walking in, the spacious tile entryway features a built-in bench and custom organizer. Head upstairs and you're greeted with brand-new everything, starting with a sleek, custom white kitchen equipped with quartz countertops, a central island, ample cabinetry, elegant white subway tile backsplash, and black stainless steel appliances—a true showstopper! The main floor also offers a generous dining area, a large and bright living room, two bedrooms, and a 4-piece bathroom, along with a side entrance that gives access to a brand new side deck and stairwell. Downstairs, the fully finished brand-new basement adds two more large bedrooms, a second 4-piece bathroom, a massive rec room, and an abundance of storage space. Step outside to enjoy the fenced backyard with deck, perfect for summer BBQs and relaxing evenings. Off the back alley, you'll find a 30' x 18' detached garage—ideal for parking, storage, or a workshop setup. Upgrades completed in the last 5 months include: All new electrical and plumbing, all new triple-pane windows, furnace, hot water tank, and HRV unit, ceiling texture & light fixtures, flooring, paint, baseboards & trim, Interior railings, interior doors, countertops, and attic insulation, and new man door on garage. Siding and shingles have been recently replaced as well. Located close to walking trails and green space, this home is a perfect blend of modern updates and peaceful surroundings. Don't miss your chance to own a like-new home in one of Fort McMurray's most established neighbourhoods. Book your private showing today! Located in a family-friendly neighbourhood with quick access to trails, schools, and downtown Fort McMurray, this home offers the perfect balance of convenience and serenity.

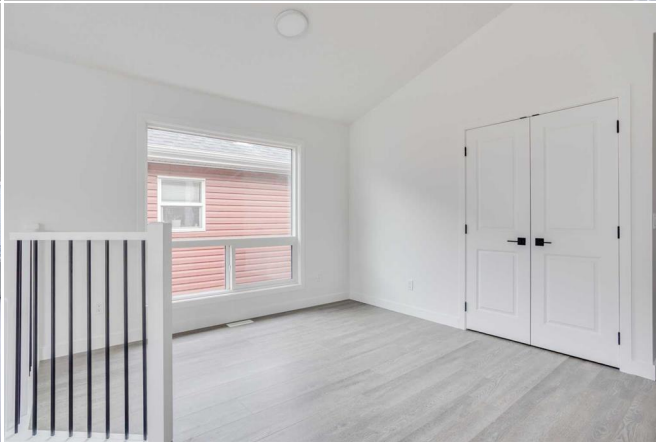
Inclusions:  
Property Listed By:

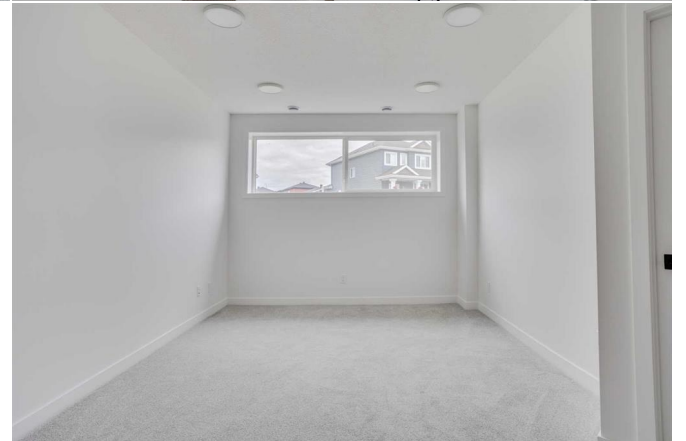
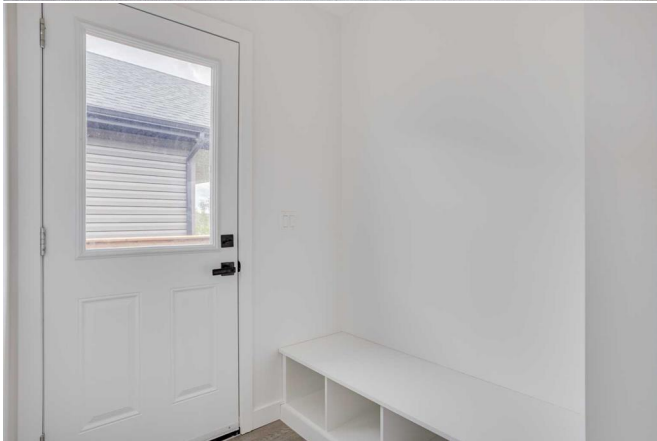
**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit**  
**ROYAL LEPAGE BENCHMARK**

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













109 Richardson Ln, Fort McMurray, AB

Main Building: Total Exterior Area Above Grade: 952.44 sq. ft.



Main Floor  
Exterior Area: 952.44 sq. ft.



Basement (Below Grade)  
Exterior Area: 562.21 sq. ft.



Notes: Figures are included from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED BY: **BIGUIDE**