



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**474 ATHABASCA Avenue, Fort McMurray T9J1B4**

MLS® #: **A2240387**

Area: **Abasand**

Listing Date: **07/16/25**

List Price: **\$550,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Lot Sz Ar:

**6,095 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,162**

Low Sqft:

Ttl Sqft:

**1,162**

DOM

**1**

Layout

Beds:

**4 (2 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Garden,No Neighbours Behind  
Driveway,Garage Door Opener,Heated Garage,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other,Private Yard**

Construction:

**Concrete,Vinyl Siding**

Flooring:

**Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**

Int Feat:

**Open Floorplan,See Remarks,Vaulted Ceiling(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0121639**

Zoning:

**R3**

Remarks

Pub Rmks:

**WOW! RARE FIND HOME WITH A TRIPLE GAR GARAGE WITH LOFT + IN-FLOOR HEAT BACKING THE GREENBELT!! Welcome to 474 Athabasca Avenue - This stunning**

property boasts a wealth of desirable features, perfect for families and those who love to entertain. With a rare find triple car garage featuring in-floor heat, you'll enjoy comfort and convenience year-round. The exterior has been updated with new shingles and siding in 2017, ensuring durability and curb appeal. Enjoy the tranquility of backing onto green space and the beauty of an immaculately maintained pond in your own front lawn. The home includes 4 spacious bedrooms and 3 full bathrooms, providing ample space for everyone. Step inside to discover the elegance of engineered hardwood flooring throughout the main living areas and beauty of vaulted ceilings. The custom kitchen is a chef's dream, featuring quartz countertops and soft-close cupboards, combining style and functionality. Additional highlights include an extra long driveway with RV parking, 2 new Hot Water Tanks, Central Air Conditioning, and a 3 season log cabin style sunroom. Located in desirable neighborhood of Abasand close to parks, schools, shopping + bus routes + more! If you're the outdoorsy type, Abasand is the perfect location for you as it is neighborhood conducting the RMWB Pilot Project allowing off-road vehicles on municipal roads. This home is a must-see!!

**Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Central Air Conditioner, Garage Door Opener**

**COLDWELL BANKER UNITED**

Inclusions:  
Property Listed By:

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











