

\$279,000 - 95, 401 Athabasca Avenue, Fort McMurray

MLS® #A2143932

\$279,000

3 Bedroom, 3.00 Bathroom, 1,227 sqft
Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to 95-401 Athabasca Avenue: This luxurious three-bedroom, two-and-a-half-bathroom home offers many features. Upon arrival, you're greeted by a fully fenced-in front yard leading to a spacious front deck. Inside, the main level boasts a bright and airy living area with a cozy gas fireplace, perfect for gatherings and relaxing evenings. The kitchen showcases sleek white quartz countertops, a stylish subway tile backsplash, and stainless steel appliances. Throughout the home, luxury vinyl plank flooring adds both elegance and durability.

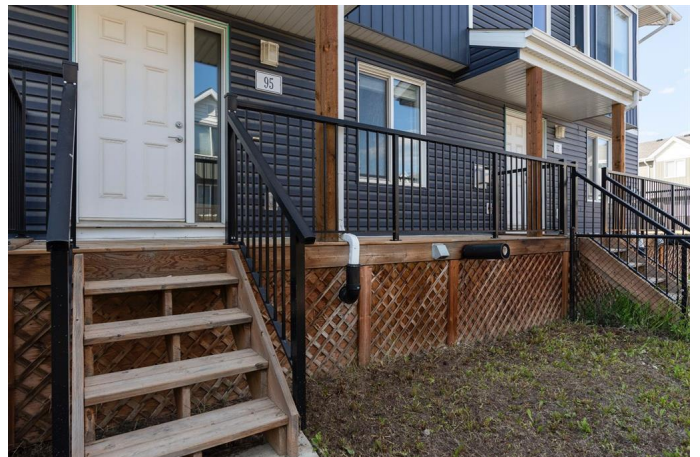
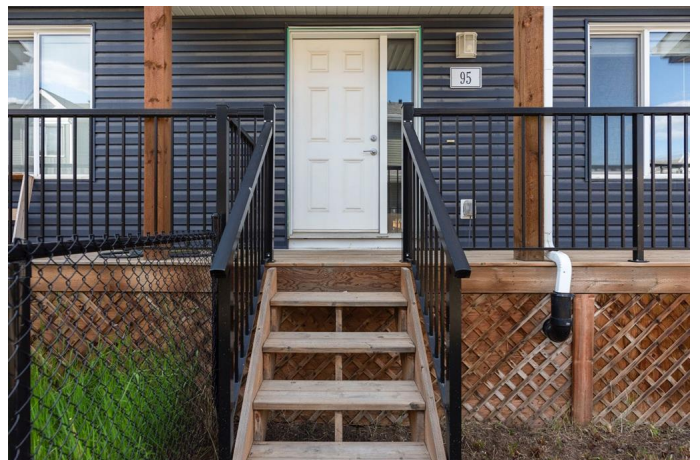
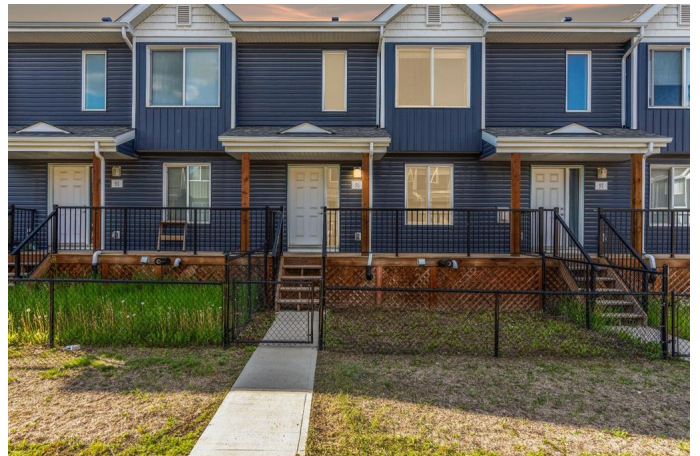
Upstairs, a four piece bath and three generously sized bedrooms await, including a master suite with its own en-suite bathroom for added privacy and comfort. Descending to the lower level, a utility room is conveniently located beside the double attached garage entryway.

Residents also enjoy exclusive access to amenities such as a well-equipped gym facility, a party room, and a playground. These offerings ensure plenty of opportunities to stay active and enjoy outdoor recreation right within the community.

Built in 2018

Essential Information

MLS® # A2143932



Price	\$279,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	95, 401 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 0A1

Amenities

Amenities	Fitness Center, Playground, Party Room
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway
# of Garages	377

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2024
Days on Market	262
Zoning	R3

Listing Details

Listing Office	The Agency North Central Alberta
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