

\$299,900 - 165, 401 Athabasca Avenue, Fort McMurray

MLS® #A2150367

\$299,900

3 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to 165-401 Athabasca Avenue. Nestled in the tranquil community of Abasand, this modern move-in ready end unit townhome features an attached double car garage with driveway parking for four vehicles, three bedrooms and two and a half bathrooms. The front deck welcomes you with its fully fenced yard and serene green belt views across the road. Inside, luxurious vinyl plank flooring spans the entire home and introduces you to the main living space, where a cozy natural gas fireplace warms the living room. The kitchen, the heart of the home, boasts sleek quartz countertops, rich espresso wood cupboards, and upgraded top-of-the-line stainless steel appliances. Off of the kitchen is a large balcony with an abundance of space for outdoor furniture to soak up the sun. Completing the main level is a convenient 2pc bathroom and ample closet and storage space. Upstairs, the primary bedroom includes a spacious closet and a stylish 3pc ensuite bathroom. The two additional bedrooms are generously sized and served by a pristine 4pc bathroom and a flood of natural light. The lower level houses the utility room and stacked laundry facilities, ensuring convenience and efficiency. The attached double car garage offers additional storage for your belongings or recreational equipment and the central air conditioning ensures comfort year round. Experience the tranquility of Abasand's natural surroundings, with trails, wildlife, and breathtaking views right outside your door.



Residents can also enjoy complimentary access to the complex’s state-of-the-art gym and the nearby playground. Don’t miss your chance to tour this immaculate home—schedule your private viewing today!

Built in 2018

Essential Information

MLS® #	A2150367
Price	\$299,900
Sold Price	\$297,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	165, 401 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 0A1

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Granite Counters, Vinyl Windows, See Remarks
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	November 6th, 2024
Days on Market	109
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	The Agency North Central Alberta
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