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

MLS® #A2214611

# \$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 exceptional comfort, style, and functionality. From the moment you arrive, you'II be welcomed by a fully fenced front yard that leads to a spacious front porchâ€"a perfect spot to relax and enjoy the neighbourhood. Inside, you'II find luxury vinyl plank flooring flowing seamlessly throughout the home, combining elegance with durability. The main level features a bright and airy living area centered around a cozy gas fireplace, creating a warm and inviting space for both entertaining and everyday living. Just off the living area, a large closet offers convenient storage, and a two-piece powder room is ideally situated for guests. The kitchen is both stylish and functional, complete with sleek white quartz countertops, a modern subway tile backsplash, stainless steel appliances, and ample cabinetry. Adjacent to the kitchen is a comfortable dining areaâ€"perfect for family meals or hosting dinner with friends. From here, step out onto the back deck, where you'II find a BBQ gas lineâ€"ideal for outdoor cooking and warm-weather gatherings. Upstairs, the home offers three generously sized bedrooms. A four-piece main bathroom serves the additional bedrooms with ease, while the primary suite features its own private en-suite for added comfort and privacy. On the lower level, you'II find a utility room conveniently located next to the entrance of







the double attached garage. The rear of the home also features a driveway with space for two additional vehicles. As a resident of this well-maintained community, you'II enjoy access to exclusive amenities, including a fully equipped gym, a party room for hosting events, and a playgroundâ€"making this a great place for families. This home combines modern living with community convenience, all within close proximity to schools, shopping, parks, and public transit.

Built in 2018

### **Essential Information**

MLS® # A2214611 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, Parking, Party Room, Playground, Snow Removal,

Visitor Parking

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window

Coverings

Heating Fireplace(s), Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Playground

Lot Description Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 24th, 2025

Days on Market 13
Zoning R3

# **Listing Details**

Listing Office The Agency North Central Alberta

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