# \$295,500 - 57, 401 Athabasca Avenue, Fort McMurray

MLS® #A2186363

## \$295,500

3 Bedroom, 3.00 Bathroom, 1,130 sqft Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

STEAL OF A DEAL! Low Condo Fees at \$375/mo, this BEAUTIFUL UPGRADED townhome is PERFECT for the savvy buyer! The CONTEMPOARY kitchen is designed in modern grey colors, quartz countertops and complimented with stainless steel appliances. The upper floor features 3 good size bedrooms, 2 full bathrooms with the Primary bedroom having its own ensuite, surrounded with cushy carpet. The rear attached garage is fantastic addition to the property with direct access to inside the home. Out the front door is a fenced in yard. This home is nestled near schools, shopping, bus route, walking trails and a hop skip and jump to the Northern Regional Lights Hospital and highway 63 and all downtown amenities. CALL NOW TO VIEW before its GONE!

Built in 2018

#### **Essential Information**

MLS® # A2186363 Price \$295,500

Bedrooms 3

Bathrooms 3.00

Full Baths 2

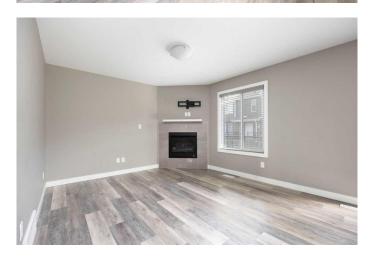
Half Baths 1

Square Footage 1,130 Acres 0.00

Year Built 2018







Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 57, 401 Athabasca Avenue

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J 1H2

## **Amenities**

Amenities Fitness Center

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

Garage Faces Rear

# of Garages 2

### Interior

Interior Features See Remarks
Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement See Remarks

### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description See Remarks

Roof Asphalt

Construction See Remarks
Foundation Poured Concrete

### **Additional Information**

Date Listed January 8th, 2025

Days on Market 64
Zoning R3

## **Listing Details**

Listing Office RE/MAX Connect

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