

# \$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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