

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

MLS® #A2210882

## \$295,500

3 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.00 Acres

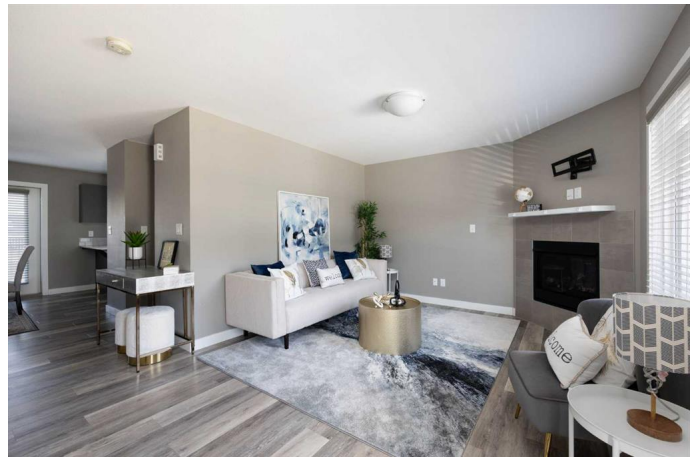
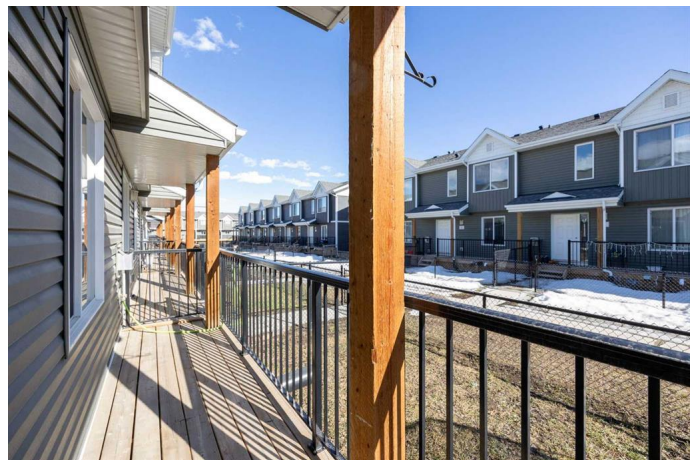
Abasand, Fort McMurray, Alberta

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® #         | A2210882  |
| Price          | \$295,500 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,247     |
| 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    | April 16th, 2025 |
| Days on Market | 69               |
| Zoning         | R3               |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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