\$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

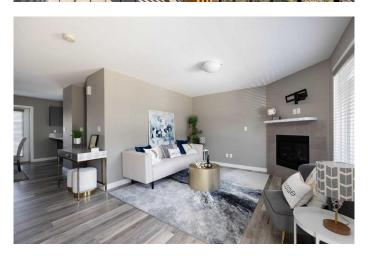
Square Footage 1,247

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 63 Zoning R3

Listing Details

Listing Office RE/MAX Connect

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