



## 256 Athabasca Avenue Fort McMurray Alberta

\$499,900

Welcome to 256 Athabasca Ave - A Home That Feels Brand New! This impeccably maintained home is in like-new condition, having been lived in for less than two years. Perfectly designed for family living, it offers a highly functional layout and an unbeatable location directly across from an elementary school. The spacious main level features an open-concept design with a stunning kitchen, living, and dining area, plus a convenient powder room and access to the attached heated garage. The kitchen looks like it is straight out of a design magazine, showcasing ultra-modern two-toned cabinetry, a corner pantry, a stunning waterfall quartz countertop, and ample counter space and storage. The living room offers a cozy yet elegant vibe with its grand fireplace feature wall. Upstairs, you'll find 3 generously sized bedrooms, a 4PC main bathroom, convenient laundry just outside the bedrooms and a primary retreat with a walk-in closet and a luxurious ensuite. The spa-like ensuite is complete with dual sinks, a soaker tub, and a walk-in tiled shower--an indulgent escape at the end of your day. Built by a reputable local builder with years of expertise and backed by the remaining new home warranty, this property includes thoughtful extras like tall baseboards, durable LVP flooring throughout, an 8-foot front door, and quartz countertops. The basement awaits your personal touch, with a separate entrance, roughed-in in-floor heating, and plumbing for a future bathroom, kitchen, and laundry. Step outside to enjoy a fully landscaped and fenced backyard, complete with a large deck--perfect for family gatherings or relaxing evenings. And here's the best part: this home already has the upgrades you'd want in a new build, including central AC and window coverings, but at a more affordable resale price! Don't miss this opportunity to own a meticulously maintained, like-new home packed wi...

Bedroom 9.92 Ft x 13.17 Ft  
 Bedroom 10.33 Ft x 9.17 Ft  
 Primary Bedroom 14.08 Ft x 14.67 Ft  
 4pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available

Foyer 8.83 Ft x 6.92 Ft  
 2pc Bathroom Measurements not available  
 Kitchen 9.33 Ft x 16.08 Ft  
 Dining room 9.33 Ft x 10.33 Ft  
 Living room 11.33 Ft x 18.58 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

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