

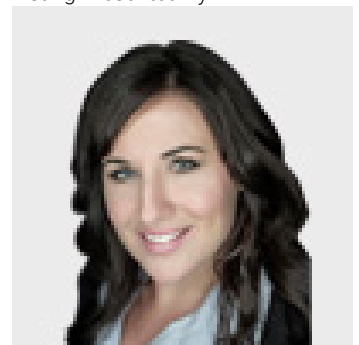


135 Atkinson Lane Fort McMurray Alberta

\$419,900

Introducing this captivating European-style 2-story residence, boasting an array of features that blend comfort, beauty, and functionality. Situated on a tranquil, family-friendly street, this property offers an ideal blend of indoor and outdoor living spaces. Step inside and discover the inviting ambiance of this 3-bedroom, 2.5-bathroom home. The bright living room seamlessly flows into the dining area and U-shaped kitchen, creating a perfect setting for gatherings and everyday living. Ascend to the second floor to find the primary bedroom suite and versatile bonus room, ideal for a nursery, office, or library, offering endless possibilities to tailor the space to your needs. Additionally, the basement family room provides extra space for relaxation and entertainment. Outside, the backyard oasis beckons with a raised deck featuring convenient storage below, surrounded by a fenced and meticulously landscaped yard, offering privacy and serenity. The oversized driveway provides ample parking space for your RV and vehicles, complemented by a heated double garage for added convenience. This home is equipped with a boiler heating system, ensuring a cozy atmosphere with reduced dust. As an added bonus, each level is on its own zone. Recent updates include a new hot water tank in 2019, a lifetime metal roofing system (replaced in 2015), and insulated windows installed in 2012, with side replacements and steel corners added in 2017 for enhanced durability. The concrete driveway was redone in 2012, while vinyl plank flooring with an R3 value was added in 2017, providing both style and warmth for your comfort. Located mere minutes from walking and quad trails, as well as playgrounds, schools, and parks, this residence offers the perfect balance of convenience and tranquility. With downtown just minutes away, you'll enjoy easy access to amenities while residing in a peaceful nei...

Listing Presented By:



Originally Listed by:
SELLER DIRECT NORTHERN
HOMES REALTY



RE/MAX Fort McMurray

9919 Biggs Avenue, Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

Primary Bedroom 9.58 Ft x 14.50 Ft

Bonus Room 10.08 Ft x 12.42 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.58 Ft x 10.58 Ft

Bedroom 11.42 Ft x 9.17 Ft

Family room 8.25 Ft x 10.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 19.25 Ft x 14.50 Ft

Dining room 9.42 Ft x 12.58 Ft

Kitchen 10.25 Ft x 9.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.