



## 239 Athabasca Avenue Fort McMurray Alberta

\$289,900

Welcome to 239 Athabasca Ave! After 30 wonderful years, the current owners are ready to pass on this immaculate, turnkey home to new owners who will love it just as much. Recently updated with fresh paint throughout (2024), this fully developed home features updated shingles (2016) and vinyl windows. Ideally situated, it's just steps away from schools, parks, playgrounds, a hockey rink, and tennis courts. For outdoor enthusiasts, the nearby trails can be accessed directly from your driveway, making it easy to take off on your recreational vehicles and explore the surrounding area. The property offers tandem parking for two vehicles in front of the house, leading to a garage complete with a workbench—perfect for hobbies, tool storage, or working on your vehicle. The front yard is fully fenced and features raspberry bushes for you to enjoy during the summer months. Upon entering, you'll find a convenient two-piece bathroom located near the main entrance. The kitchen, which overlooks the front yard, was updated in 2009 and showcases light-coloured cabinets and matching appliances, giving it a charming farmhouse aesthetic. A large pantry-style cupboard with slide-out drawers provides optimal storage space. The kitchen flows seamlessly into the living and dining areas, creating an inviting space for entertaining and hosting gatherings. Off the dining room, the permitted sunroom brings in plenty of natural light, making it a perfect spot to relax year-round with its gas fireplace providing warmth and comfort. The second level of the home features three spacious bedrooms, a large four-piece bathroom, and freshly painted walls that match the main level. The cork flooring is an excellent addition, helping to dampen sound between the two levels and adding a touch of warmth and comfort. The fully developed basement offers additional living space, with a fourth bedroom and a vers...

Kitchen 10.25 Ft x 9.75 Ft

Living room 13.67 Ft x 11.00 Ft

4pc Bathroom 11.25 Ft x 5.08 Ft

Bedroom 10.25 Ft x 8.00 Ft

Bedroom 11.42 Ft x 8.92 Ft

Primary Bedroom 10.25 Ft x 11.08 Ft

Bedroom 7.25 Ft x 10.75 Ft

Recreational, Games room 16.42 Ft x 10.42 Ft

Furnace 23.83 Ft x 11.58 Ft

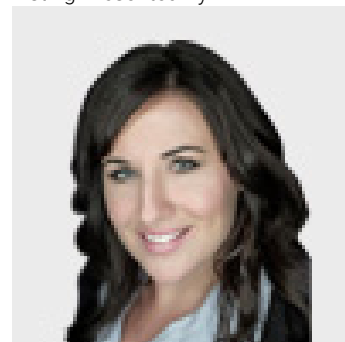
2pc Bathroom 5.00 Ft x 5.08 Ft

Dining room 10.67 Ft x 9.25 Ft

Sunroom 12.75 Ft x 9.67 Ft

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

Listing Presented By:



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**RE/MAX**

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9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)