



266 Athabasca Crescent Fort McMurray Alberta

\$489,900

Welcome to 266 Athabasca Avenue, where the outdoors is at your doorstep. Situated on a large corner lot with an RV gate at the back of the fully fenced yard, an attached garage, and a driveway for two, this home is perfect for outdoor enthusiasts looking for a modern, newer place to call their own. Located in the beautiful community of Abasand, you can now drive your OHV on municipal roads when traveling from your home to designated staging areas and trails. This bi-level home has curb appeal that complements its natural surroundings. The green and black exterior finishes, along with a completely fenced back and side yard, enhance the home's aesthetic. The heated attached garage features a double door with a driveway for two in front, and the home is directly across from parks, schools, tennis courts, and the local outdoor hockey rink. Inside, you'll fall in love with the modern finishes, beginning with the kitchen. Discover sleek cabinets, upgraded appliances including a built-in oven and microwave, induction cooktop, hood vent, and a smart fridge that takes photos of the inside and sends them directly to your phone for when you're on the go. Tile floors lead from the kitchen to the walk-through pantry and into the main floor laundry and garage entry, while engineered hardwood covers the living and dining room floors. The first gas fireplace is found in the upstairs living room, with a second downstairs in the spacious family room. The home features three bedrooms, including a primary bedroom with a three-piece ensuite that boasts an impressive steam shower with two waterfall shower heads and a body spray kit. A two-piece bathroom is located off the main living space, and another four-piece bathroom is downstairs. Enjoy game nights or movies in the family room with built-in surround sound in the walls and ceiling, and find plenty of storage space throughout the home....

4pc Bathroom Measurements not available

Bedroom 3.13 M x 3.37 M

Bedroom 2.59 M x 3.43 M

Recreational, Games room 5.29 M x 5.42 M

Dining room 2.87 M x 2.85 M

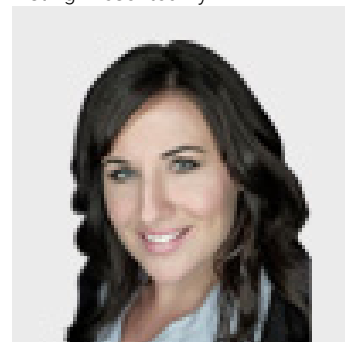
Living room 3.19 M x 5.25 M

Kitchen 2.87 M x 3.81 M

Laundry room 1.97 M x 2.86 M

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

Listing Presented By:



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Furnace 3.00 M

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 3.99 M x 3.92 M

Storage Measurements not available