



## 401 Athabasca Avenue Fort McMurray Alberta

\$274,900

AMAZING OPPORTUNITY TO OWN UPGRADED TOWNHOME WITH AN ATTACHED DOUBLE-CAR GARAGE FACING THE GREENBELT. This 2018 build is in move-in-ready condition and offers all the modern upgrades you want in a home. Enter this home to find LUXURY VINYL PLANK FLOORING ON THE MAIN LEVEL, covering your spacious living room with a corner gas fireplace. This main level living area continues with a great kitchen featuring QUARTZ COUNTER TOPS, WRAP AROUND BREAKFAST BAR, AND STAINLESS STEEL APPLIANCES, the dining nook area features a garden door leading to your exterior deck with greenbelt views. The main level is complete with a 2 pc powder room. The upper level offers 3 BEDROOMS AND 2 FULL BATHROOMS with QUARTZ COUNTERTOPS. The Primary bedroom features a double wall closet and full ensuite. The lower level of this home has your laundry room, large mudroom, and direct access to your attached double-car garage. The property's exterior offers a driveway, and a fenced-in yard. Added bonus is CENTRAL AIR CONDITIONING. This home is located in Abasand only minutes from the downtown core, in walking distance to schools and amenities. This turn-key property is an excellent opportunity to own at an affordable price. Call today for your personal tour. (id:6769)

2pc Bathroom 4.92 Ft x 5.33 Ft

3pc Bathroom 8.67 Ft x 5.00 Ft

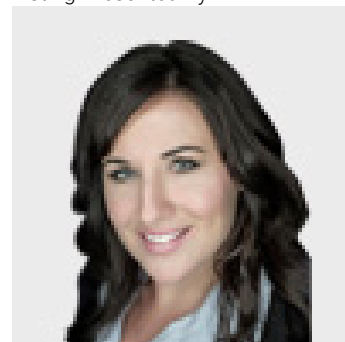
4pc Bathroom 8.42 Ft x 5.00 Ft

Bedroom 9.83 Ft x 10.25 Ft

Bedroom 9.08 Ft x 13.42 Ft

Primary Bedroom 12.17 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>

**RE/MAX**

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