



# 401 Athabasca Avenue Fort McMurray Alberta

\$304,500

| PUBLIC OPEN HOUSE: Saturday, April 20th 11am-1pm | Welcome to your dream townhome in the perfect location! This stunning 3-bedroom, 2.5-bathroom END unit boasts unparalleled convenience, with visitor parking and a gym just steps away. Enjoy the luxury of blackout blinds, central air conditioning, and upgraded appliances throughout. The double garage features a brand new epoxy floor with parking for 2 additional vehicles in the driveway. Step inside to discover vinyl plank flooring, quartz counters with upgraded backsplash, and stylish lighting. The eat-up breakfast bar is perfect for casual dining, while the spacious dining room offers patio door access to an expansive balcony overlooking the amenities building and community playground. Fire up the natural gas BBQ hook-up for effortless outdoor entertaining! Relax in the cozy living room, complete with an upgraded corner fireplace. Outside, the fenced front yard provides a safe haven for pets and kids to play. Don't miss out on this exceptional opportunity to elevate your lifestyle in a home that's truly above the rest. Schedule your viewing today! (id:6769)

Living room 19.08 Ft x 11.67 Ft  
Kitchen 10.58 Ft x 10.08 Ft  
Dining room 8.58 Ft x 13.83 Ft  
2pc Bathroom 5.00 Ft x 5.33 Ft  
Primary Bedroom 11.75 Ft x 12.50 Ft

Bedroom 9.00 Ft x 13.50 Ft  
Bedroom 9.67 Ft x 10.17 Ft  
3pc Bathroom 8.50 Ft x 4.83 Ft  
4pc Bathroom 8.08 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://www.theloregroup.com>



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