



## 401 Athabasca Avenue Fort McMurray Alberta

\$297,900

Welcome home to unit 225 in Ravine Park in Abasand, a stone's throw from downtown, the hospital, and all amenities. This unit was rebuilt in 2018 and does not disappoint. From the moment you enter the main living area, a cozy living room greets you. The kitchen features quartz countertops with an eat-up breakfast bar, stainless appliances, walnut cabinetry, and an ample dining room. Directly off the dining room, is a deck spanning the full width of the unit. The gas BBQ is ready for you! A half bath completes this level of the home. Heading upstairs, you'll be impressed with the primary bedroom, and its 3 piece ensuite, containing a double sized shower. From this room you can soak in the greenbelt view. The other two bedrooms are a generous size, and come with full size closets. The main 4 piece bath serves these two bedrooms. In the lower level of the home, you will find the laundry room, a mudroom, and the entrance to the double garage. This home is immaculate, and comes with luxury vinyl plank flooring on each level, as well as central air conditioning. It has been meticulously maintained, and is painted in modern colours. Clean, sleek lines make this home shine. Owners of this unit enjoy access to the common areas that include a gym, and a flex room suitable for any type of gathering. (id:6769)

Primary Bedroom 12.25 Ft x 12.83 Ft

Bedroom 9.92 Ft x 10.33 Ft

Bedroom 9.25 Ft x 13.58 Ft

3pc Bathroom 8.67 Ft x 5.00 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Furnace 11.00 Ft x 6.50 Ft

Other 20.25 Ft x 19.50 Ft

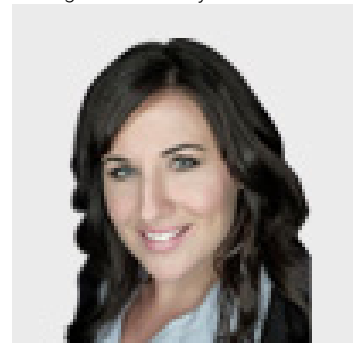
Living room 19.42 Ft x 15.58 Ft

Dining room 9.00 Ft x 12.50 Ft

Kitchen 10.42 Ft x 10.08 Ft

2pc Bathroom 4.92 Ft x 5.33 Ft

Listing Presented By:



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