



## 401 Athabasca Avenue Fort McMurray Alberta

\$299,900

UPGRADED END UNIT | CENTRAL A/C | NEW EPOXY GARAGE FLOOR | Absolutely neat as a pin and Show Home Condition 3-bedroom, 2.5-bathroom END unit, which boasts convenience of a fitness center and amenities room for residents in one of Fort McMurray's best Condo Communities! Step inside to discover UPGRADED PLANK FLOORS on the main level, quartz counters with upgraded backsplash, and stylish NEW LIGHT FIXTURES. The eat-up breakfast bar is perfect for casual breakfast, while the spacious dining room offers patio door access to a roomy balcony- which includes a natural gas BBQ hook-up for effortless outdoor entertaining! Relax in the cozy living room, complete with a tiled corner fireplace and big window that overlooks the covered veranda and FENCED PRIVATE YARD, which is RARE and 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 where it still looks brand new! Enjoy the luxury of custom 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, and is walking distance to schools, playground (private park for this complex), and the amazing trails that surround Abasand Heights. Condo fees are only \$375/mth. (id:6769)

Living room 5.82 M x 3.56 M

Kitchen 3.23 M x 3.07 M

Dining room 2.62 M x 4.22 M

2pc Bathroom 1.52 M x 1.63 M

Primary Bedroom 3.58 M x 3.81 M

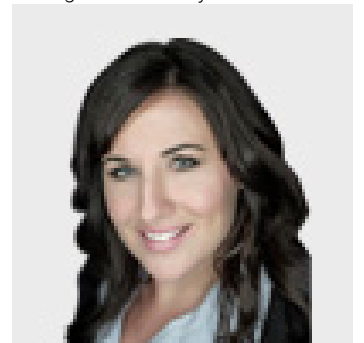
Bedroom 2.74 M x 4.12 M

Bedroom 2.95 M x 3.10 M

3pc Bathroom 2.59 M x 1.47 M

4pc Bathroom 2.46 M x 1.47 M

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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