



401 Athabasca Avenue Fort McMurray Alberta

\$289,000

Welcome to 95-401 Athabasca Avenue: This luxurious three-bedroom, two-and-a-half-bathroom home offers many features. Upon arrival, you're greeted by a fully fenced-in front yard leading to a spacious front deck. Inside, the main level boasts a bright and airy living area with a cozy gas fireplace, perfect for gatherings and relaxing evenings. The kitchen showcases sleek white quartz countertops, a stylish subway tile backsplash, and stainless steel appliances. Throughout the home, luxury vinyl plank flooring adds both elegance and durability. Upstairs, a four piece bath and three generously sized bedrooms await, including a master suite with its own en-suite bathroom for added privacy and comfort. Descending to the lower level, a utility room is conveniently located beside the double attached garage entryway. Residents also enjoy exclusive access to amenities such as a well-equipped gym facility, a party room, and a playground. These offerings ensure plenty of opportunities to stay active and enjoy outdoor recreation right within the community. (id:6769)

3pc Bathroom 2.62 M x 1.50 M

4pc Bathroom 2.57 M x 1.50 M

Bedroom 2.79 M x 4.06 M

Bedroom 3.00 M x 3.10 M

Primary Bedroom 3.71 M x 3.84 M

Furnace 3.33 M x 1.96 M

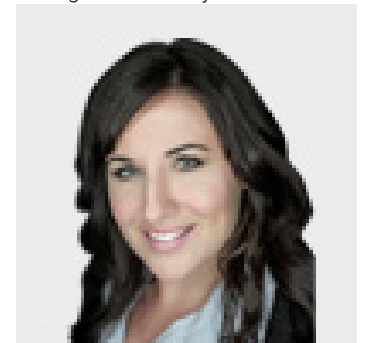
4pc Bathroom 1.47 M x 1.63 M

Dining room 2.74 M x 4.14 M

Kitchen 3.10 M x 3.02 M

Living room 4.67 M x 4.32 M

Listing Presented By:



Originally Listed by:
The Agency North Central Alberta

RE/MAX[®]

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