



## 401 Athabasca Avenue Fort McMurray Alberta

\$299,900

Welcome to 401 Athabasca Avenue #105, an executive townhome in the highly sought-after Ravine Park. This home is a true showstopper, featuring modern vinyl plank flooring throughout the main floor. The bright and spacious living room is enhanced by a cozy corner fireplace, creating a warm and inviting ambiance. The kitchen is a chef's delight, equipped with gleaming quartz countertops with professional lighting, ample cabinetry, stainless steel appliances, and a convenient breakfast bar. Just off the kitchen and dining area, a patio door leads to a large balcony, perfect for outdoor entertaining. A stylish 2-piece bathroom completes this level. Upstairs, you'll find carpeted flooring and 3 generously sized bedrooms. The primary bedroom boasts its own 4-piece ensuite and a spacious walk-in closet. An additional 4-piece main bathroom serves the other bedrooms on this floor. This townhome is complete with a double attached garage, plus additional parking space in the driveway. As a resident of Ravine Park, you'll enjoy access to a fantastic fitness centre, an event room available for rent, and a playground. This well-maintained home is close to schools and all amenities, offering exceptional value at an unbeatable price. Check out the photos, floor plans and 3D tour, and all today to book your personal viewing. (id:6769)

Primary Bedroom 12.00 Ft x 12.58 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Bedroom 9.08 Ft x 13.58 Ft

Bedroom 9.83 Ft x 9.92 Ft

Furnace 6.42 Ft x 11.17 Ft

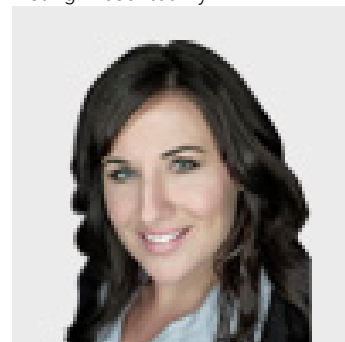
Living room 15.33 Ft x 14.42 Ft

Dining room 8.92 Ft x 13.67 Ft

Kitchen 8.92 Ft x 13.67 Ft

2pc Bathroom 4.83 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

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