



## 401 Athabasca Avenue Fort McMurray Alberta

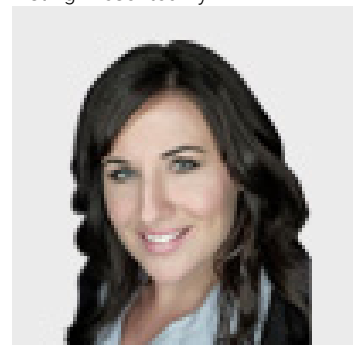
\$297,000

Immediate Possession! This beautiful three-bedroom, two-and-a-half-bathroom home is ready to welcome you. As you arrive, you'll notice the charming, fully fenced front yard that leads to a spacious deck--perfect for enjoying the outdoors. Step inside, and you'll find a bright and inviting living area featuring a cozy gas fireplace, ideal for cozy gatherings or relaxing evenings. The kitchen is a dream with its stunning grey quartz countertops, stylish subway tile backsplash, and sleek stainless steel appliances. You'll love the luxury vinyl plank flooring throughout the home, which combines elegance and durability. Off the dining room there is a french door that leads to a massive top deck. Upstairs, there's a four-piece bathroom and three generously sized bedrooms, including a lovely primary bedroom with it's own ensuite bathroom for your comfort and privacy. Head down to the lower level, where a handy utility room is conveniently located near the entrance to the double attached garage. Plus, you'll have exclusive access to fantastic amenities like a well-equipped gym, a party room for celebrations, and a playground for outdoor fun. More bonus features of this home are that it has Central AC and is a 5-minute walk to two elementary schools. This complex backs onto the OHV Staging area and trails to enjoy the outdoors. Abasand has so much to offer for staying active and enjoying life! Call today to see your new home! (id:6769)

Kitchen 10.00 Ft x 10.33 Ft  
2pc Bathroom 5.33 Ft x 4.42 Ft  
Dining room 12.42 Ft x 8.67 Ft  
Living room 11.67 Ft x 15.33 Ft  
Primary Bedroom 12.67 Ft x 12.00 Ft

Bedroom 13.42 Ft x 9.00 Ft  
Bedroom 9.75 Ft x 10.17 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft  
3pc Bathroom 8.17 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

<http://www.cindyscantland.com/>

**RE/MAX**

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