



## 401 Athabasca Avenue Fort McMurray Alberta

\$276,999

Welcome to this beautiful townhouse located in Abasand is close to many schools, parks and trails. This property has everything you are looking for without breaking the bank. This unit features 3 bedroom and 2 full bathrooms on the second level. Main floor boasts open kitchen and dining area with direct patio access along with the living room complete with corner fireplace and a powder room. Laundry and mechanical is located on the bottom level and this is also where you will find direct access to the attached garage!!! This like new condition unit is available for a quick possession. Conveniently located on a bus route and close to downtown this property really does have everything you need. (id:6769)

3pc Bathroom 1.52 M x 2.69 M

Primary Bedroom 3.91 M x 3.66 M

4pc Bathroom 1.55 M x 2.57 M

Bedroom 3.15 M x 3.02 M

Bedroom 4.14 M x 2.77 M

Furnace 1.98 M x 3.20 M

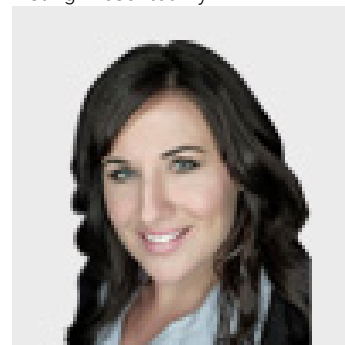
Living room 3.58 M x 5.82 M

2pc Bathroom 1.65 M x 1.52 M

Kitchen 3.07 M x 3.20 M

Dining room 3.18 M x 2.64 M

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://fortmcmurrayhomes.com>

**RE/MAX**<sup>®</sup>

**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)