



410 Athabasca Avenue Fort McMurray Alberta

\$619,000

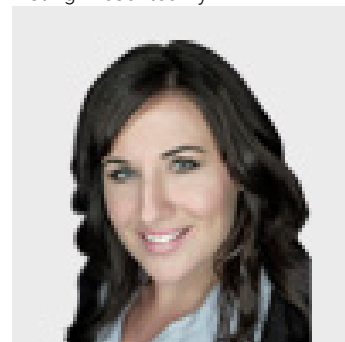
MASSIVE 8487 SQFT GREENBELT PROPERTY with a possible 7 bedroom options and flexible use space for your entire family and income options. This stunning two-storey Cape Cod style home is nestled Abasand Heights and surrounded by greenbelt and treeline, with only one neighbor, and steps from top rated schools and amenities. As you step inside, be captivated by vaulted ceiling and expansive refinished hardwood floors, plus an abundance of natural light, and plenty of space for family gatherings with 2 living rooms on the main level, plus a large den, currently used as a bedroom. The kitchen has just been renovated with sleek, easy to clean new white cabinets and quartz countertops and backsplash and the picture window above the sink overlooks to gorgeous backyard and greenbelt. The rear living room adorned with wainscotting and a gas fireplace has patio doors that step out to the covered 2 tiered deck where you will spend so much of your time, overlooking the picturesque greenspace. Upstairs, the spacious primary bedroom awaits, complete with hardwood floors, a walk-in closet, a private balcony where you'll relax and unwind with a coffee or glass of wine and listen to the birds and watch the wildlife. The primary bedroom also features a huge 4 piece ensuite bathroom with an antique style pedestal tub and a stand up shower. The rest of the family will appreciate the additional Large bedrooms and 4-piece main bathroom, providing everyone with their own private sanctuary. This home comes with a fully finished basement with a 2nd kitchen, a large rec room with another gas fireplace and a bedroom and full bathroom, which is perfect for the in-laws or as a nanny suite. The triple car garage has been converted into another separate income helper (illegal suite), with a full kitchen, 2 bedrooms, livingroom/dining area and a full bathroom plus seperate laundryroom. This space...

Great room 16.08 Ft x 28.92 Ft
 Bedroom 10.92 Ft x 11.67 Ft
 3pc Bathroom 8.00 Ft x 5.92 Ft
 Living room 12.17 Ft x 15.75 Ft
 Family room 10.92 Ft x 13.50 Ft
 Bedroom 11.17 Ft x 12.42 Ft

Living room/Dining room 23.08 Ft x 15.75 Ft
 Bedroom 12.42 Ft x 11.33 Ft
 Bedroom 12.33 Ft x 11.08 Ft
 4pc Bathroom 7.42 Ft x 7.00 Ft
 Other 10.17 Ft x 8.67 Ft
 Primary Bedroom 20.08 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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COLDWELL BANKER UNITED

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RE/MAX Fort McMurray

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Dining room 9.42 Ft x 15.00 Ft

Kitchen 10.83 Ft x 12.00 Ft

2pc Bathroom 5.33 Ft x 5.33 Ft

Other 13.33 Ft x 6.75 Ft

Bedroom 12.08 Ft x 10.50 Ft

Bedroom 14.00 Ft x 11.08 Ft

4pc Bathroom 10.58 Ft x 12.00 Ft