



# 704 Athabasca Avenue Fort McMurray Alberta

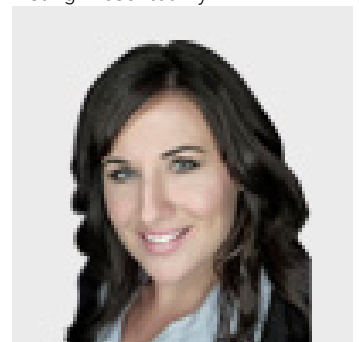
\$499,000

Welcome to 704 Athabasca Avenue located in Abasand backing ONTO A GREEN SPACE/WALKING TRAILS! This beautifully maintained custom-built home offers 4 beds, 3.5 baths, detached HEATED DOUBLE GARAGE & WALK-OUT BASEMENT SUITE! Inside the home, you'll find gorgeous ENGINEERED HARDWOOD, neutral paint tones & modern light fixtures. The living room features a GAS FIREPLACE with a tiled feature wall & space for a home office. The eat-in kitchen is equipped with beautiful cabinetry, GRANITE COUNTERS, corner WALK-IN PANTRY & high-end stainless steel appliances. The dining area offers additional cabinetry/counter space with a BAR FRIDGE & access to the back deck with a gazebo, GAS BBQ HOOKUP & stairs leading into the backyard. To finish off As you head upstairs, there are 3 beds/2 baths, including the master with an electric fireplace, WALK-IN CLOSET with a 4PC ENSUITE with a JETTED TUB & stand alone glass shower. As you head downstairs, there is a WALK-OUT BASEMENT SUITE with a SEPARATE ENTRANCE & a fully equipped kitchen with modern WHITE CABINETRY. Additionally, the suite has one bedroom, 4pc bathroom, SEPARATE LAUNDRY, and covered patio making this the ideal mortgage helper! The FULLY FENCED backyard features a low-maintenance landscape and access to the detached double garage (23' x 21') that is drywalled/insulated. BONUS FEATURES: A/C, garage with back alley access & no neighbours behind for extra privacy. Call today to schedule a showing! (id:6769)

4pc Bathroom 6.75 Ft x 7.92 Ft  
 4pc Bathroom 6.42 Ft x 10.50 Ft  
 Bedroom 9.50 Ft x 11.75 Ft  
 Bedroom 9.42 Ft x 11.67 Ft  
 Primary Bedroom 12.33 Ft x 17.83 Ft  
 4pc Bathroom 8.17 Ft x 4.92 Ft  
 Bedroom 11.58 Ft x 11.25 Ft  
 Family room 9.25 Ft x 18.00 Ft

Kitchen 8.50 Ft x 13.67 Ft  
 Furnace 6.58 Ft x 10.92 Ft  
 2pc Bathroom 5.75 Ft x 5.00 Ft  
 Dining room 9.67 Ft x 13.17 Ft  
 Foyer 6.83 Ft x 8.67 Ft  
 Kitchen 9.33 Ft x 13.58 Ft  
 Living room 12.25 Ft x 17.83 Ft  
 Office 6.83 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
KIC Realty



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