



## 744 Athabasca Avenue Fort McMurray Alberta

\$510,000

Discover the epitome of modern luxury and outdoor adventure in this exceptional 2019 build by Rosecroft Custom Homes, nestled in a coveted GREENBELT LOCATION. Embrace the essence of outdoor living, never missing a sunrise as you savor your morning coffee or host summer BBQs on the balcony, overlooking scenic trails and the charming downtown of Fort McMurray. With a double car detached garage, unleash your inner outdoor enthusiast and embark on thrilling adventures right from your doorstep, whether it's on a side-by-side, dirt bike, or mountain bike. Step inside to a main level designed for seamless entertaining, featuring an open concept layout with a front living room, separate dining area, and a breathtaking kitchen adorned with luxurious QUARTZ Countertops and stylish two-tone cabinets. Cozy up by the linear gas fireplace in the living room, adding warmth and ambiance to your gatherings. Retreat upstairs to discover a large primary bedroom with ensuite, walk-in closet and 2 additional bedrooms, another full bath, and convenient laundry room with tons of storage and luxury quartz. The fully developed WALK OUT basement offers additional living space, including a spacious bedroom with a full bath. This home is thoughtfully upgraded with custom blinds and A/C, ensuring comfort and convenience year-round. Meticulously cared for and free from pets and smoke, this home also comes with a comprehensive 10-year home warranty package. Don't miss out on this rare opportunity to own a home that perfectly blends modern luxury with outdoor adventure—the best of both worlds! Close to all amenities, schools, daycares, parks, trails, hospital and downtown! schedule your viewing today!! (id:6769)

4pc Bathroom 7.67 Ft x 4.92 Ft

4pc Bathroom 5.67 Ft x 9.42 Ft

Bedroom 9.33 Ft x 12.92 Ft

Bedroom 9.25 Ft x 12.92 Ft

Laundry room 7.83 Ft x 6.08 Ft

Primary Bedroom 12.83 Ft x 15.50 Ft

4pc Bathroom 4.83 Ft x 9.83 Ft

Bedroom 11.58 Ft x 14.67 Ft

Recreational, Games room 17.33 Ft x 12.83 Ft

Furnace 6.42 Ft x 7.67 Ft

2pc Bathroom 5.17 Ft x 5.25 Ft

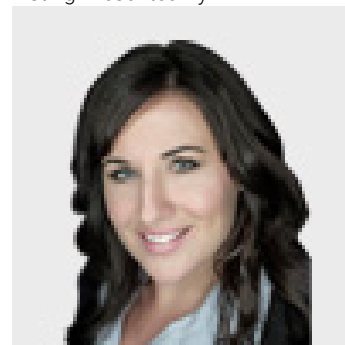
Dining room 11.08 Ft x 11.00 Ft

Kitchen 12.33 Ft x 9.25 Ft

Living room 18.83 Ft x 15.42 Ft

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

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

**RE/MAX**

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