



836 Athabasca Avenue Fort McMurray Alberta

\$432,000

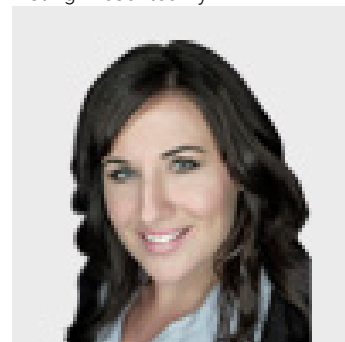
836 ATHABASCA AVENUE has Fabulous Finishes and a Fantastic location steps from the greenspace, BIG KID'S park, (you can literally watch them play from your covered veranda) bus stop and major ABASAND Trail System. The back lane access allows 3 car parking with ease and a storage shed alongside. The view overlooking FORT MCMURRAY Downtown Core and River is mesmerizing at night and in the light. This 4 bedroom 2 storey has great curb appeal and has a 1 bedroom legal suite with sound proofing and AMAZING LONG TERM TENANTS who'd LOVE to STAY!! TALK ABOUT RESIDUAL INCOME! There is two sets of everthing with this 2017 rebuild for both units. FURNITURE NEGOTIABLE TOO!!! The 3 bedroom, 2 bath upstairs over two levels showcases seamless natural wood engineered hardwood flooring, neutral tones and perfected finishes consistent throughout the home. The 3 bedroom up are a good size. The PRIMARY has a nice walk in closet which also shares the awesome view of the tree line. Each bedroom has large double closet doors with custom built in's. A 4 piece bathroom and large hall closet , stair landing seating completes this level. The main level features a half bath, open concept floor plan, good sized family room with a tasteful gas burning fireplace featuring a dark wood mantle and recessed wall on either side making it perfect for additional seating, or future development of an amazing media/shelving centre. The entire home is nice and bright with large windows and high ceilings allowing natural light to flood the space. The kitchen and dining room is open to one another creating a perfect spot for entertaining, cooking and serving from the eat-up island. A raised deck off the dining room can also host a good crowd during the summer months lounging and enjoying the company of family and friends. Don't worry the tenants downstairs have the cover of the above deck and a concrete...

4pc Bathroom 5.00 Ft x 7.50 Ft
 Bedroom 8.83 Ft x 10.08 Ft
 Family room 12.75 Ft x 11.92 Ft
 Eat in kitchen 5.33 Ft x 11.00 Ft
 2pc Bathroom 7.67 Ft x 4.42 Ft

Kitchen 9.75 Ft x 12.00 Ft
 Living room 16.75 Ft x 16.17 Ft
 Bedroom 9.42 Ft x 11.50 Ft
 Bedroom 9.42 Ft x 11.50 Ft
 4pc Bathroom 5.92 Ft x 10.92 Ft

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

Listing Presented By:



Originally Listed by:
 SELLER DIRECT NORTHERN
 HOMES REALTY

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
 McMurray, AB,

Phone: 780-880-7173
 jadenek@remax.net

Dining room 9.42 Ft x 12.08 Ft

Primary Bedroom 13.83 Ft x 11.92 Ft