

\$294,900 - 105, 401 Athabasca Avenue, Fort McMurray

MLS® #A2195985

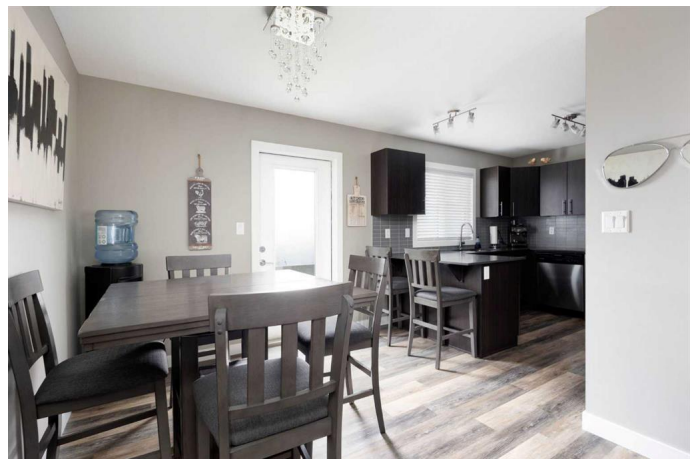
\$294,900

3 Bedroom, 3.00 Bathroom, 1,128 sqft
Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to 401 Athabasca Avenue #105, an executive townhome in the highly sought-after Ravine Park. This home is a true showstopper, featuring modern vinyl plank flooring throughout the main floor. The bright and spacious living room is enhanced by a cozy corner fireplace, creating a warm and inviting ambiance. The kitchen is a chef's delight, equipped with gleaming quartz countertops with professional lighting, ample cabinetry, stainless steel appliances, and a convenient breakfast bar. Just off the kitchen and dining area, a patio door leads to a large balcony, perfect for outdoor entertaining. A stylish 2-piece bathroom completes this level. Upstairs, you'll find carpeted flooring and 3 generously sized bedrooms. The primary bedroom boasts its own 4-piece ensuite and a spacious walk-in closet. An additional 4-piece main bathroom serves the other bedrooms on this floor. This townhome is complete with a double attached garage, plus additional parking space in the driveway. As a resident of Ravine Park, you'll enjoy access to a fantastic fitness centre, an event room available for rent, and a playground. This well-maintained home is close to schools and all amenities, offering exceptional value at an unbeatable price. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Built in 2018



Essential Information

MLS® #	A2195985
Price	\$294,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,128
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	105, 401 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 0A1

Amenities

Amenities	Fitness Center, Party Room, Playground
Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2025
Days on Market	46
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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