

# \$279,000 - 95, 401 Athabasca Avenue, Fort McMurray

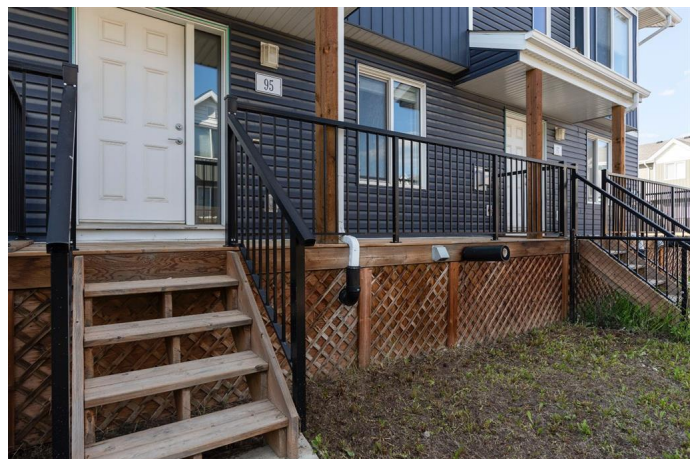
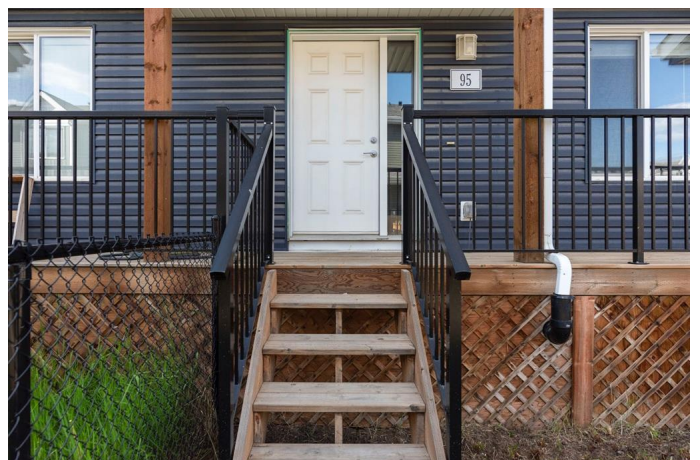
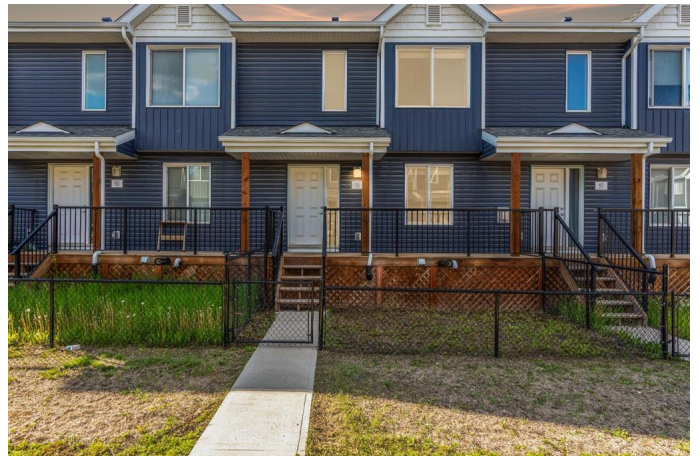
MLS® #A2214611

**\$279,000**

3 Bedroom, 3.00 Bathroom, 1,227 sqft  
Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Welcome to 95-401 Athabasca Avenue! This luxurious three-bedroom, two-and-a-half-bathroom home offers exceptional comfort, style, and functionality. From the moment you arrive, you™ll be welcomed by a fully fenced front yard that leads to a spacious front porch—a perfect spot to relax and enjoy the neighbourhood. Inside, you™ll find luxury vinyl plank flooring flowing seamlessly throughout the home, combining elegance with durability. The main level features a bright and airy living area centered around a cozy gas fireplace, creating a warm and inviting space for both entertaining and everyday living. Just off the living area, a large closet offers convenient storage, and a two-piece powder room is ideally situated for guests. The kitchen is both stylish and functional, complete with sleek white quartz countertops, a modern subway tile backsplash, stainless steel appliances, and ample cabinetry. Adjacent to the kitchen is a comfortable dining area—perfect for family meals or hosting dinner with friends. From here, step out onto the back deck, where you™ll find a BBQ gas line—ideal for outdoor cooking and warm-weather gatherings. Upstairs, the home offers three generously sized bedrooms. A four-piece main bathroom serves the additional bedrooms with ease, while the primary suite features its own private en-suite for added comfort and privacy. On the lower level, you™ll find a utility room conveniently located next to the entrance of



the double attached garage. The rear of the home also features a driveway with space for two additional vehicles. As a resident of this well-maintained community, you'll enjoy access to exclusive amenities, including a fully equipped gym, a party room for hosting events, and a playground—making this a great place for families. This home combines modern living with community convenience, all within close proximity to schools, shopping, parks, and public transit.

Built in 2018

### Essential Information

MLS® #	A2214611
Price	\$279,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	95, 401 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 0A1

### Amenities

Amenities Fitness Center, Parking, Party Room, Playground, Snow Removal, Visitor Parking

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Zoning	R3

### **Listing Details**

Listing Office	The Agency North Central Alberta
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