

\$519,900 - 852 Athabasca Avenue, Fort McMurray

MLS® #A2215190

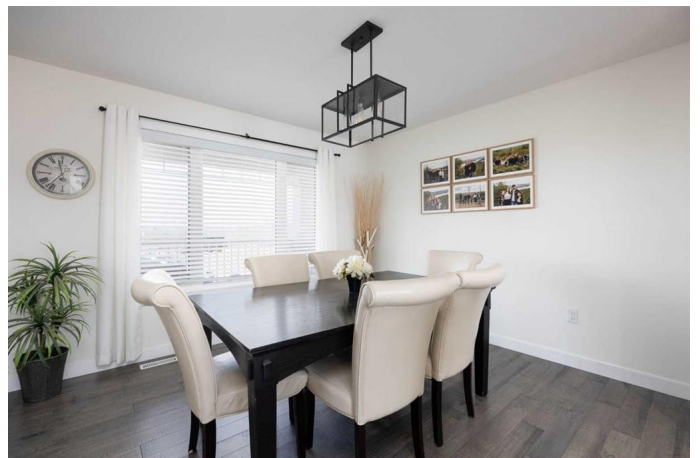
\$519,900

4 Bedroom, 4.00 Bathroom, 1,442 sqft

Residential on 0.10 Acres

Abasand, Fort McMurray, Alberta

This home is a show stopper where pride of ownership shines through. If you love nature and gorgeous city views then you are not going to want to miss this home. Located at the end of Athabasca Ave. is where the magic begins with breath taking views, the very thing these sellers are going to miss. The front veranda welcomes you to this home where you can enjoy your coffee from the front or the back deck, either way, it's a great view. Let's step inside with fresh paint and wood floors. 2 piece bath off the front entrance and then into the dining area where great conversations are had. The kitchen is equipped with loads of cupboard and counter space with a built in cutting board. Enjoy the big windows in the living room with access to the deck where you can overlook the city and the river view, also the best view for fireworks July 1st. . Upstairs you will find the primary bedroom with extra closet space and a spa like ensuite with a double vanity, soaker tub and a stand up shower. Two more bedrooms and a 4 piece bath complete the upstairs. Need more space you say! Ok, let's head down to the lower level that has a walk out basement with in floor heat, rec room, 4th bedroom and another bathroom. Laundry is also located on this level. The walk out takes you to the backyard where you will find a fully fenced yard with RV parking, detached double garage with heat and electricity. Perfect man-cave to hide out and watch the hockey game or storage for the toys. Besides the beautiful



views, this home has so many great features like the in floor heat in the basement, hot water on demand, AC, 4 bedrooms and 4 bathrooms. If you love your ATV, you can drive to the off loading zone from the house. This home will be gone in a flash so do not wait to book your showing.

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215190 |
| Price | \$519,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,442 |
| Acres | 0.10 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 852 Athabasca Avenue |
| Subdivision | Abasand |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9J1H7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance |
| Lot Description | Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Front Yard |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 27th, 2025 |
| Days on Market | 1 |
| Zoning | R1P |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | 3% REALTY FORT MCMURRAY |
|----------------|-------------------------|

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