

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

MLS® #A2214611

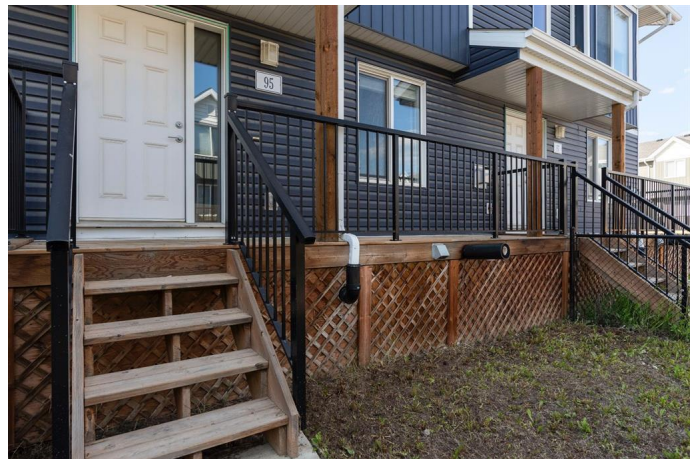
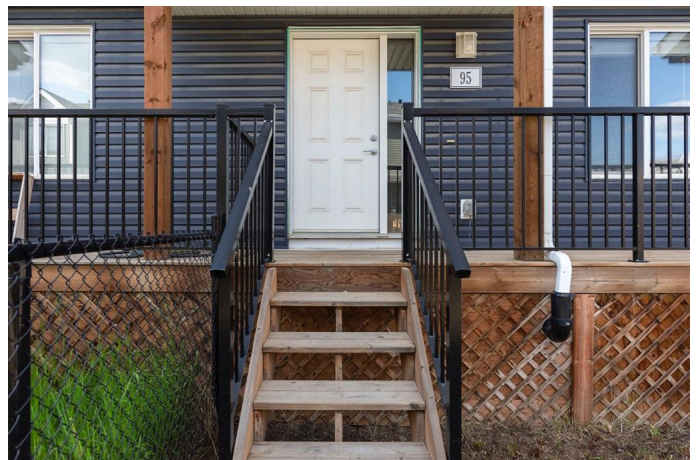
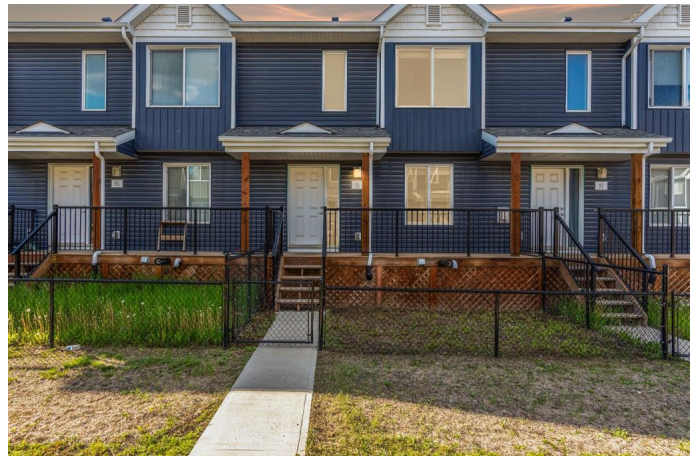
\$279,000

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, youâ€™ll enjoy access to exclusive amenities, including a fully equipped gym, a party room for hosting events, and a playgroundâ€”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
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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
Days on Market	15
Zoning	R3

Listing Details

Listing Office	The Agency North Central Alberta
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