$569,900 - 208 Athabasca Avenue, Fort McMurray

MLS® #A2222888

$569,900

3 Bedroom, 3.00 Bathroom, 1,608 sqft
Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

Welcome to 208 Athabasca Avenue located in Abasand. A stunning custom-built two-story home designed for contemporary family living. Where luxury and sophistication converge to create the perfect harmony of modern comfort and seamless functionality. Step into the spacious main entranceway, where thoughtful design meets practicality. As you enter, you'll notice high-end finishes, beginning with the ceramic tile flooring, which adds both elegance and durability. A large closet provides ample storage keeping the space organized and functional. Convenient garage access ensures seamless entry, making daily routines effortless. As you step in and around the corner, you will also find a half bathroom located here.

The open-concept main living space offers the perfect setting for family meals, relaxing and entertaining. The heart of the home—the kitchen—is a chef's dream. Featuring pristine quartz countertops, a highly sought-after white cabinetry design, and a massive kitchen island with extensive storage and soft-close drawers. Black stainless-steel appliances and a stylish backsplash complete the modern, refined aesthetic. The large eat in kitchen area offers outdoor access that leads to the expansive deck, ideal for outdoor gatherings in a fully fenced low maintenance yard. As you make your way upstairs, you'll find two generously sized bedrooms that provide ample space. A four-piece bathroom also continues with all the high-end

finishes seen throughout the home, with ceramic tile flooring and quartz countertops. Finishing off this level is the expansive master suite, offering tons of walk-in closet space and boasting a truly one-of-a-kind bathroom layout! Double showers and a deep soaker bathtub, all within ONE beautifully integrated space. This is a MUST see. The basement is unfinished and awaiting your ideasâ€"an open canvas for your vision! You have the freedom to design a space that perfectly suits your needs. This home has been thoughtfully crafted to provide an unparalleled living experienceâ€"where style, comfort, and functionality unite to create a space you'll love to call home. Close to schools, parks, trails, shopping and more.

Built in 2017

Essential Information

MLS® #	A2222888
Price	$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,608
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	208 Athabasca Avenue
Subdivision	Abasand

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1G4

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	31
Zoning	R1S

Listing Details

Listing Office	People 1st Realty