



GRASSROOTS
REALTY GROUP

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175 Atkinson Lane
Fort McMurray, Alberta

MLS # A2238474



\$549,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Abasand | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,275 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Greenbelt, Landscaped | | |

| | | | |
|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridges(2) Stoves(2) Dishwashers(2)Washer and Dryer(Basement) Stacked Washer and Dryer(Main) Microwaves(2) Queen Bed (Basement) Double Bed(Basement) Couch and Love seat(Basement) Kitchen Table(Basement) Nightstands(4) End Tables(2) Computer Desk and chair (Basement) TV and TV Stand(Basement) Pots, Pans, Dishes, Small appliances, Linens, Towels etc.... Propane BBQ, Patio Set and Chairs(Back Deck) Gas Lawn mower, Weed Trimmer and gardening tools. "Main floor furniture is negotiable"

Welcome to your DREAM HOME in the sought after ABASAND neighbourhood, where picturesque GREENBELT views await you. As you step inside, you're greeted by a bright and inviting living room bathed in natural light, creating a warm and welcoming atmosphere for family gatherings and entertaining. This spacious residence boasts 4 generously sized bedrooms and 4 full bathrooms, including jetted corner tub in master ensuite, perfectly accommodating the needs of any family. The elegant kitchen, equipped with stainless steel appliances, flows effortlessly into the dining area, making cooking and entertaining a breeze. For added versatility, this property features a lovely 2-BEDROOM FULLY FURNISHED ILLEGAL SUITE with a separate entrance—ideal for guests or potential RENTAL INCOME. The illegal suite offers its own cozy living room complete with a fireplace and a full kitchen, ensuring comfort and privacy. Recent UPDATES enhance the appeal of this home, including NEW CARPET and VINYL PLANK flooring throughout, along with new shingles, windows, insulation, and a hot water tank (all completed in 2017). FRESHLY PAINTED and ready for you to move in, this home is a TRUE GEM. Convenience is at your fingertips, with schools, parks and all downtown amenities just moments away. Enjoy EASY GATE ACCESS to bike and walking trails, perfect for outdoor enthusiasts and families looking to explore the beautiful surroundings. Plus, the HEATED DOUBLE CAR GARAGE provides ample storage and comfort during colder months. Don't miss your chance to make this beautiful property YOURS. This property is available for a QUICK POSSESSION, schedule your private showing today!