



GRASSROOTS
REALTY GROUP

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**628 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2257817



\$469,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,111 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Greenbelt		

Heating:	Fireplace Insert, Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1P
Utilities:	-

Inclusions: N/A

628 Athabasca Avenue is conveniently located in the close knit neighbourhood of Abasand, and is highlighted by updates that include the roof, siding, furnace, and air conditioning, all less than 10 years old. Upon entering, the warm cozy living room greets you, and also has a cute fireplace that provides extra heat in those winter months. The living room is separated from the kitchen by a peek through in the wall. The charming eat-in kitchen has ample counter and cupboard space, and a stainless appliance package. Directly off the kitchen is a two piece powder room, and the rear door to the closed in deck. Heading upstairs, you'll find three bedrooms and a 4 piece bath. The basement is completely finished, and includes a fourth bedroom, a full four piece bath, the laundry nook, and a nice sized lounging and tv area. This home is on the greenbelt side of the Avenue, and has back alley access where you'll be pleased to find a double detached garage. Quick possession available