



GRASSROOTS
REALTY GROUP

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**219 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2258749



\$339,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Abasand | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,254 sq.ft. | Age: | 1983 (42 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, No Animal Home, No Smoking Home | | |

Inclusions: None

Home ownership with a great price tag! A unique 2 story town home close to schools, playgrounds and parks! 219 Athabasca avenue packs a big punch with one of the larger corner lot townhomes in the area! There's 2 decks to enjoy, gardening, and room for the kids/pets to play. The side panels of the gate let out to drive an RV or boat in with ease. There is an additional storage shed along with an attached oversized single garage. There is also a double driveway- which is also rare as the rest have singles. Inside the home you'll find a half bath on the main and updated kitchen, flooring, a decent sized living room with a wood burning stove, large windows and patio door to the deck. Upstairs are 3 generously sized bedrooms and a fair size 4 piece bathroom with plenty of cabinet space. In the basement you'll be pleased to be find a finished rec room or the possibility to use as a huge 4th bedroom. The laundry room is complete with a wash tub and newer appliances. Some updates include: Shingles & insulation 2017, Hot water tank 2020 Flooring 2017; Appliances- 2017 (stove being replaced for electric) Updated wiring- Copper 100amp! Book today!