



GRASSROOTS
REALTY GROUP

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**684 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2264229



\$535,000

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Gas cooktop stove, Electric oven, Fridge, Microwave, Dishwasher, Washer, Dryer, All blinds, Water Filter Action System, Shed, Irrigation System front/back with pop up sprinkler.

Don't miss this opportunity to own this beautifully well maintained home in Abasand. This 5 bedroom, 2.5 Bath home has 1,464 sq ft of living space. This must see home features open concept living, double sided fireplace in living room, gorgeous kitchen with gas cook top stove, ample cupboard space, kitchen island, and quartz countertops on the main floor. This NO CARPET HOME with IVF Flooring upper floor has a laundry room, large primary master with large walk in closet, and additional spacious bedrooms. YOUR basement includes infloor heat, wet bar, a built in bedroom that can be reverted back to open living space, a spacious bathroom with soaker tub, and a study area! Other features include Water Filter Action System, Full Irrigation system front and back with pop up sprinkler by rainbird, Central A/C, and is roughed in for Central Vac. YOUR rear alley access double detached heated garage is sure to please! This home is WOW, Hot on the Market, Priced to Sell, and a Must See!!! Get in before its Gone! Book your showing today!