



**130 Athabasca Place  
Fort McMurray, Alberta**

**MLS # A2265215**



**\$279,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	539 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, None		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Open Floorplan

**Inclusions:** Refrigerator, Stove, Microwave, Washer, Dryer, and Shed.

Welcome to 130 Athabasca Place &mdash; an inviting home in the heart of Abasand, offering comfort and unbeatable value. Perfectly located close to playgrounds, schools, walking trails, and all amenities, this home provides both convenience and a strong sense of community in a quiet cul-de-sac. Step inside to discover bright, open-concept living and dining areas designed for easy entertaining, with sliding doors leading to the yard &mdash; the perfect spot to enjoy your morning coffee or summer barbecues. The living room's charming bay window fills the space with natural light, creating a warm and welcoming atmosphere. The kitchen offers ample cabinetry, a breakfast bar, and a functional layout that makes everyday cooking a breeze. The basement features three spacious bedrooms, each with generous sized closets as well as a full bathroom for your convenience. Outside, the massive, fully fenced backyard is ready for gatherings, outdoor play, or even future garage plans &mdash; complete with a shed for extra storage and a concrete driveway to meet your parking needs. This property is full of potential and an excellent opportunity for anyone looking to add personal touches at an affordable price point. Don't miss the chance to make this lovely Abasand home your own! Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.