



GRASSROOTS
REALTY GROUP

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57, 401 Athabasca Avenue
Fort McMurray, Alberta

MLS # A2268712



\$295,000

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,137 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 375
Basement:	Other	LLD:	-
Exterior:	See Remarks	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer all window blinds, garage remote

STEAL OF A DEAL! Low Condo Fees at \$375/mo, this BEAUTIFUL UPGRADED townhome is PERFECT for the savvy buyer! The CONTEMPOARY kitchen is designed in modern grey colors, quartz countertops and complimented with stainless steel appliances. The upper floor features 3 good size bedrooms, 2 full bathrooms with the Primary bedroom having its own ensuite, surrounded with cushy carpet. The rear attached garage is fantastic addition to the property with direct access to inside the home. Out the front door is a fenced in yard. This home is nestled near schools, shopping, bus route, walking trails and a hop skip and jump to the Northern Regional Lights Hospital and highway 63 and all downtown amenities. CALL NOW TO VIEW before its GONE!