



GRASSROOTS
REALTY GROUP

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**120 Atkinson Road
Fort McMurray, Alberta**

MLS # A2270096



\$419,888

Division:	Abasand		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,047 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, sauna, garage door opener, garage heater, pool table, kitchen table and chairs, garage cabinets

120 ATKINSON ROAD CHECKS OFF ALL THE BOXES FOR THOSE WHO WANT A BIG 24X26 HEATED GARAGE, MOVE-IN-READY CONDITION, AND IMMEDIATE OCCUPANCY! This one is for all the boys and gals with toys, situated in Abasand, Fort McMurray's only subdivision that allows off-road toys on streets, and you have an oversized 24x26 heated garage with high ceilings and an oversized overhead door. Let's talk about all the high-ticket upgrades that have been updated: NEW SIDING, SHINGLES ON HOME AND GARAGE, INSULATION, HOT WATER TANK, LUXURY VINYL PLANK FLOORING, AND GRANITE COUNTERTOPS. Rarely do you find a fully developed Bungalow with so many great features and just under 2000 sq ft of living space. Step into the large front living room offering hardwood floors, the spacious, bright kitchen features white cabinetry, a large island with an eat-up breakfast bar, granite countertops, stainless appliances, and a corner pantry. The kitchen overlooks the dining room with garden doors leading to your rear yard. The main level continues with a large Primary bedroom with a spacious walk-in closet and a full 4 pc ensuite. Then you have your 2nd bedroom and full bathroom on this level. This level is complete with the main floor laundry room. The fully finished lower level offers great space with beautiful luxury vinyl plank floors throughout and a large family room and games room with a pool table. Plus, you have a built-in sauna and 2 more large bedrooms. The exterior of this home has great curb appeal, a front veranda, and lots of trees, making this yard private in those summer months. The rear yard features a large deck with privacy lattice, landscaped and fenced yard, and the dream garage. This is a fantastic home at a fantastic price, call today for your personal tour.

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