



GRASSROOTS
REALTY GROUP

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**53, 401 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2275965



\$290,000

Division:	Abasand		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Paved		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)		

Inclusions: existing window coverings

House perks with the ease of condo living. Welcome to Ravine Park. Greeted by a double parking pad AND a double garage. Living room has gas fireplace for those cold days and perfect family photos. Kitchen is a bakers dream with granite counters, undermounted sinks, large windows and plenty of counter space. Garden doors off dining room with a BBQ gas line making this a great floor for family or entertaining, complete with 2 pc powder room. Second floor has the primary bedroom with ensuite and walk in closet. 2nd and 3rd bedrooms and another full bathroom complete this floor. Complex has a gym, parks and playground and backs on green space for trails. Walking distance to schools. Minutes to downtown, no wonder ABASAND is been voted the best neighbourhood yr after yr. This property is well priced and ready for your family to make it home!