



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

**MLS # A2275965**



**\$290,000**

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

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