



**125 Ryan Lane
Fort McMurray, Alberta**

MLS # A2277488

\$379,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,563 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Rear Drive, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1P
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, microwave, central a/c

Charming & Affordable – 125 Ryan Lane Welcome to this well-appointed 1,563 sq. ft. two-storey home, ideally situated on a quiet cul-de-sac in the established community of Abasand. Offering 6 bedrooms and 2.5 bathrooms, this property provides exceptional value and ample space for a growing family. The main floor features a bright, open-concept layout enhanced by large windows, new lighting fixtures, and brand-new vinyl plank flooring throughout. A convenient 2-piece bathroom adds functionality, while the kitchen impresses with all-new appliances, dark cabinetry, and generous counter space—perfect for both everyday living and entertaining. Upstairs, you'll find new vinyl plank flooring throughout, a spacious primary suite complete with a walk-in closet, and two additional well-sized bedrooms. The fully developed basement expands your living space with three additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Additional highlights include central air conditioning, a new hot water tank, rear lane access, and ample parking. Ideally located close to parks, walking trails, schools, and shopping, this home combines comfort, convenience, and affordability. This is a property you won't want to miss—call today to book your private tour!