



**206 Athabasca Avenue  
Fort McMurray, Alberta**

**MLS # A2285151**



**\$580,000**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Low Maintenance Landscape, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Garage Bench, Deep Freezer, Garage Heater, Gazebo, Shed, Furniture negotiable.

Welcome to 206 Athabasca Avenue: a well cared for two storey home rebuilt by Triumph Homes and owned by the original owner ever since. Offering 1,720 square feet of thoughtfully designed living space, this home is ideally located in Abasand just steps from the school and with easy access to bus routes and downtown, making it a convenient choice for families and commuters alike. Curb appeal is modern and inviting, complemented by an attached double garage and a two car driveway. The garage is heated and includes a workbench and deep freezer that will stay with the home. Inside, the main level features an open concept layout that flows comfortably from the living room into the kitchen and dining area, creating a welcoming space for everyday living and entertaining. The kitchen is finished with slow close cabinetry, under cabinet lighting and stainless steel appliances. Upstairs, the home offers three bedrooms and two full bathrooms, along with a small bonus living space that works well as a play area, reading nook, or home office. The primary suite is a standout, featuring a walk through walk in closet leading to the ensuite, complete with a soaker tub accented by a chandelier and a separate walk in shower. A convenient two piece bathroom is located on the main floor. The basement is partially developed with plumbing already roughed in for an additional bathroom. Central air conditioning adds comfort through the warmer months, and a brand new washer was installed in 2025. The fully fenced backyard is designed for low maintenance with crushed stone throughout. A gazebo and prefab shed are included, offering practical outdoor storage and a shaded space to relax. Schedule your private showing and explore the value and convenience this Abasand home has to offer.