GRASSROOTS REALTY GROUP

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824 Athabasca Avenue
Fort McMurray, Alberta

MLS # A2291762

$465,000

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,500 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Off Street, Rear Drive, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1P
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island		

Inclusions: Living room TV Mount, Shed, Blinds

Welcome to 824 Athabasca Avenue — a well-appointed 2-storey home located in the quiet neighbourhood of Abasand, BACKING ONTO GREENBELT with NO NEIGHBOURS BEHIND and offering BEAUTIFUL VIEWS OF THE CITY AND RIVER. Built in 2018 by accomplished local builder Brook Homes, this 4-bedroom, 3.5-bath home offers over 2,168 sq ft of functional living space for the whole family. The main floor features an open-concept layout with a bright living room centered around a cozy gas fireplace, a spacious dining area with patio doors leading to the balcony, and a modern kitchen complete with granite countertops, kitchen island, breakfast bar, and ample cabinetry. Upstairs, the primary suite offers an 8’8x6’5 walk-in closet and private 3-piece ensuite, while two additional bedrooms and a full bathroom complete the upper level. Custom blinds throughout the home, including blackout blinds in all bedrooms, provide enhanced comfort and privacy for restful nights. The fully finished WALK-OUT basement includes a fourth bedroom, full bathroom, laundry room, and a large rec room featuring a custom-built entertainment center designed to accommodate a 75" TV. Enjoy peaceful outdoor living with a balcony overlooking the greenbelt, direct backyard access to ATV and walking trails for year-round outdoor recreation, and convenient RV PARKING with rear drive access for all your recreational toys. Additional highlights include AIR CONDITIONING, an 8x10 shed, and parking for three vehicles. Located seconds from a bus stop and within walking distance to schools, parks, and a skate park, this home is perfect for families seeking comfort, convenience, and access to nature. Book your private showing today!

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