



**101 Ryan Lane
Fort McMurray, Alberta**

MLS # A2296897



\$439,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Lawn, Level, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Smart Home, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Step into a home that feels truly brand new—where every finish is seamless, every upgrade is intentional, and every space has been thoughtfully designed for modern living. Built in 2019 and offering over 1,400 sq ft above grade plus a fully finished basement, this 4-bedroom, 4-bathroom home delivers style, function, and flexibility in one of Fort McMurray’s most loved neighbourhoods. From the moment you enter, you’ll notice the consistency and care—continuous laminate flooring flows throughout the entire home, paired with flawless paint that shows like new with no dings or wear. The main level is warm and inviting, anchored by a gas fireplace and enhanced with smart lighting that brings both convenience and ambiance. The kitchen is a standout, featuring granite countertops, stainless steel KitchenAid appliances, an induction range, convection oven, over-the-range microwave, under-cabinet lighting, and a pantry for added storage and everyday functionality. Upstairs offers three well-appointed bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. The fully finished basement expands your living space with a fourth bedroom, full bathroom, dedicated laundry room with steam washer and dryer, and a stylish wet bar with wine fridge—perfect for entertaining or creating your own cozy escape. Outside, the home continues to impress with a large covered front porch, a fully fenced backyard, and a deck complete with a gas BBQ line—ideal for summer evenings and weekend gatherings. With two parking spaces and room to build a future garage, there’s flexibility here to grow with your needs. Located in the quiet, family-friendly community of Abasand, this home is just steps from greenspace, trails, parks, and schools, while also offering quick access to downtown

amenities, shopping, and the hospital. Situated along a bus route and in an area known for ATV access, this location offers a unique blend of convenience, lifestyle, and outdoor connection that buyers love. This is the kind of home you walk into and instantly feel—it’s been cared for, upgraded, and ready; for its next chapter.