



**59, 401 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2297368



\$295,000

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	-		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Partial	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to Ravine Park! A great place to call home in the highly desirable area of ABASAND. This home is 3 bedrooms. 2.5 bathrooms. Granite counters, undermounted sinks. vinyl plank flooring. large windows and even a deck out both front (with gas line for BBQ)and back . Add plenty of storage and a DOUBLE garage AND a double parking pad . This place is made for family living with playgrounds, schools and parks close by. Make sure this one is on your viewing list ! With some of the best condo fees in the city, well done living space and plenty of style this home wont last long !