



**102 Athabasca Crescent
Fort McMurray, Alberta**

MLS # A2298928



\$432,900

Division:	Abasand		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,504 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	City Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: fridge, stove, dishwasher, washer/dryer, all window blinds, electric garage wall heater, garage door opener

Beautiful 5 bedroom, 3.5 bath semi duplex fully developed with hardwood throughout. Heated single attached garage. Kitchen has granite countertops, white cabinets, a 4 season room, leading your your backyard. Upstairs there are 3 bedrooms, 2 full baths. The main floor features laundry mud room with direct access to the garage. The basement is finished with a family room, 2 more bedrooms and a full bathroom. Located Within walking distance to schools, trails, bus route and minutes to downtown, hospital and all amenities. For the savvy buyer there are tenants in place, making this property a turnkey investment or for your perfect starter home. An amazing value, act fast this one won't be around long. Call today and start packing! Bonus: central air and heated garage, no carpet. Upgraded finishing.