



**51, 401 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2298936



\$290,000

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,234 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

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

Inclusions: NA

Welcome to this well-maintained and thoughtfully designed townhouse located in the desirable Abasand community. Offering over 1,230 sq ft of above-grade living space, this home delivers a functional layout, modern finishes, and excellent value. The main floor features an open-concept design with a spacious living room, dining area, and a well-appointed kitchen complete with ample cabinetry and workspace, ideal for both everyday living and entertaining. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three comfortable bedrooms, including a generously sized primary suite with a walk-in closet and private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide flexibility for families, guests, or a home office setup. The lower level offers access to a double attached garage, along with a dedicated laundry area, utility space, and additional storage - practical features that add everyday convenience. Located in a well-managed complex close to schools, parks, trails, and all amenities, this property is a great opportunity for homeowners and investors alike.