



**213 Athabasca Avenue  
Fort McMurray, Alberta**

**MLS # A2304719**



**\$399,000**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,546 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** SS STOVE, SS FRIDGE, SS MICROWAVE HOOD FAN, SS DISHWASHER, WINDOW COVERINGS, WASHER AND DRYER.

Welcome to 213 Athabasca Ave; Tucked into one of Abasand's most convenient pockets, this beautifully finished two-storey home is as functional as it is beautiful, offering space for the whole family and finishes that impress at every turn. The home welcomes you with great curb appeal, a spacious covered front porch, and convenient front parking for two vehicles. Step inside and you'll immediately notice how bright and airy the space feels. Large windows flood the living room with natural light, while the entryway features an oversized walk-in closet for practical storage right from the start. Down the hall, the modern kitchen anchors the main floor with a large island, ample cabinetry, stainless steel appliances, and a dedicated pantry. Light walls paired with warm, dark vinyl plank flooring are carried throughout the top two levels creating a cohesive and elevated feel that runs through every room. The kitchen flows seamlessly into the dining area, ideal for both everyday meals and entertaining. Tucked nearby is a stylish half bath finished to match, so the thoughtful finishes follow you through every corner of the main floor. Step out the back door to a fully fenced backyard on a corner lot with plenty of space to enjoy the outdoors. Upstairs, three bedrooms offer comfortable family living. The primary retreat is generously sized, complete with a walk-in closet and a beautifully finished 4-piece ensuite. Two additional bedrooms share a well-appointed 4-piece bathroom, with finishes that mirror those found throughout the home for a consistent, polished feel &mdash; nothing feels like an afterthought here. The fully developed lower level adds versatility with two large bedrooms, one featuring a walk-in closet. The largest room offers flexibility as a family room, media space, or guest retreat. A generous storage room sits between the bedrooms, and the laundry and furnace room complete the

lower level. Located close to schools, ATV trails, complimentary recreational vehicle parking, bus routes, and downtown Fort McMurray; come see why families love calling Abasand home. Schedule your tour today!