



GRASSROOTS
REALTY GROUP

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**704 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2125466



\$539,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,579 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s)

Inclusions: Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2, OTR Microwave x2, All Window Coverings, Bar Fridge, Air Conditioning, Garage Door Opener.

Welcome to 704 Athabasca Avenue located in Abasand backing ONTO A GREEN SPACE/WALKING TRAILS! This beautifully maintained custom-built home offers 4 beds, 3.5 baths, detached HEATED DOUBLE GARAGE & WALK-OUT BASEMENT SUITE! Inside the home, you'll find gorgeous ENGINEERED HARDWOOD, neutral paint tones & modern light fixtures. The living room features a GAS FIREPLACE with a tiled feature wall & space for a home office. The eat-in kitchen is equipped with beautiful cabinetry, GRANITE COUNTERS, corner WALK-IN PANTRY & high-end stainless steel appliances. The dining area offers additional cabinetry/counter space with a BAR FRIDGE & access to the back deck with a gazebo, GAS BBQ HOOKUP & stairs leading into the backyard. To finish off As you head upstairs, there are 3 beds/2 baths, including the master with an electric fireplace, WALK-IN CLOSET with a 4PC ENSUITE with a JETTED TUB & stand alone glass shower. As you head downstairs, there is a WALK-OUT BASEMENT SUITE with a SEPARATE ENTRANCE & a fully equipped kitchen with modern WHITE CABINETRY. Additionally, the suite has one bedroom, 4pc bathroom, SEPARATE LAUNDRY, and covered patio making this the ideal mortgage helper! The FULLY FENCED backyard features a low-maintenance landscape and access to the detached double garage (23' x 21') that is drywalled/insulated. BONUS FEATURES: A/C, garage with back alley access & no neighbours behind for extra privacy. Call today to schedule a showing!