



GRASSROOTS
REALTY GROUP

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211 Atkinson Lane
Fort McMurray, Alberta

MLS # A2213196



\$629,900

Division:	Abasand		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,641 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Greenbelt, No Neighbours Behind, F		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Walk-In Closet(s)		

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, washer, dryer, 2 microwaves, windows covering, garage remote, central a/c

Welcome to 211 Atkinson Lane! This modified bi-level home sitting on a 5,185 sq ft lot backing onto the GREENBELT has an ATTACHED HEATED DOUBLE GARAGE plus DETACHED 24'x12' GARAGE in the backyard with access to the trail system and a BASEMENT SUITE for extra income. FRESHLY PAINTED main level with NEWER LAMINATED FLOORING and NEW LIGHT FIXTURES. As you enter the home, you will find a large and bright living room with vaulted ceiling. At the back is an open concept living area featuring a kitchen with refinished cabinets and corner pantry, a dining room with a rear door to access the back deck and a family room with gas fireplace. Down the hall are two good size bedrooms and a 4-piece bathroom. On the upper floor is the large and bright primary bedroom with walk-in closet and 4-piece ensuite. The fully develop basement has laminated flooring throughout and a bedroom closed off from the suite that belong to the top floor. The suite, which has its OWN FURNACE, SEPARATE ENTRY and SEPARATE LAUNDRY, features a kitchen with eating area and pantry, a large family room, a large bedroom and 4-piece bathroom. The backyard has a huge deck with gazebo plus a patio with stone for a firepit great for summer entertainment and it is fully fenced with a gate and a garage for your off-road toys with direct to access the greenspace and trail. Book your appointment today!