

\$519,900 - 852 Athabasca Avenue, Fort McMurray

MLS® #A2215190

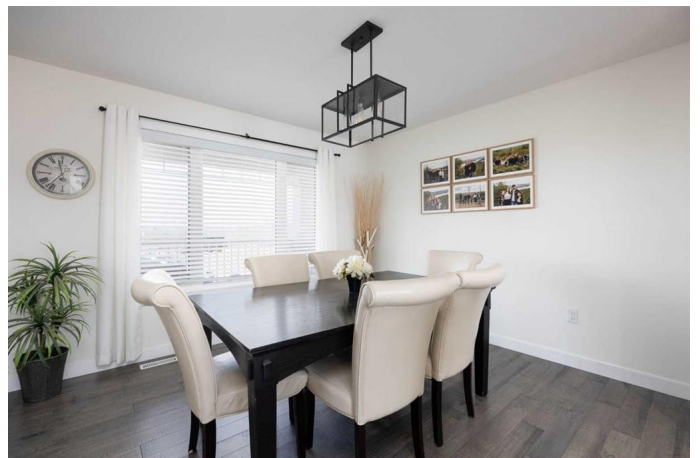
\$519,900

4 Bedroom, 4.00 Bathroom, 1,442 sqft

Residential on 0.10 Acres

Abasand, Fort McMurray, Alberta

This home is a show stopper where pride of ownership shines through. If you love nature and gorgeous city views then you are not going to want to miss this home. Located at the end of Athabasca Ave. is where the magic begins with breath taking views, the very thing these sellers are going to miss. The front veranda welcomes you to this home where you can enjoy your coffee from the front or the back deck, either way, it's a great view. Let's step inside with fresh paint and wood floors. 2 piece bath off the front entrance and then into the dining area where great conversations are had. The kitchen is equipped with loads of cupboard and counter space with a built in cutting board. Enjoy the big windows in the living room with access to the deck where you can overlook the city and the river view, also the best view for fireworks July 1st. . Upstairs you will find the primary bedroom with extra closet space and a spa like ensuite with a double vanity, soaker tub and a stand up shower. Two more bedrooms and a 4 piece bath complete the upstairs. Need more space you say! Ok, let's head down to the lower level that has a walk out basement with in floor heat, rec room, 4th bedroom and another bathroom. Laundry is also located on this level. The walk out takes you to the backyard where you will find a fully fenced yard with RV parking, detached double garage with heat and electricity. Perfect man-cave to hide out and watch the hockey game or storage for the toys. Besides the beautiful



views, this home has so many great features like the in floor heat in the basement, hot water on demand, AC, 4 bedrooms and 4 bathrooms. If you love your ATV, you can drive to the off loading zone from the house. This home will be gone in a flash so do not wait to book your showing.

Built in 2017

Essential Information

MLS® #	A2215190
Price	\$519,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,442
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	852 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1H7

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Front Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 27th, 2025
Days on Market	1
Zoning	R1P

Listing Details

Listing Office	3% REALTY FORT MCMURRAY
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