

# \$349,900 - 161 Robinson Lane, Fort McMurray

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MLS® #A2195726

**\$349,900**

4 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

Welcome to 161 Robinson Lane!

Nestled in a quiet cul-de-sac in the heart of Abasand, this charming detached bi-level home offers the perfect blend of comfort, convenience, and functionality. Located in a highly desirable, well-established neighborhood, this home is just minutes from downtown, parks, schools, and essential amenities, making it an ideal choice for families and professionals alike.

Step inside to discover a spacious and inviting layout, featuring four well-sized bedrooms, including a primary suite with a walk-in closet for ample storage and privacy. The vaulted ceilings in the large living room create an open, airy ambiance, while the adjacent dining area is perfect for hosting family meals and gatherings. The open-concept kitchen is both practical and stylish, offering plenty of cupboard and counter space ideal for cooking, meal prep, and entertaining.

The fully developed basement expands your living space, featuring a generous recreation room that's perfect for family activities or entertaining guests. A cozy fireplace adds warmth and charm, making it a great spot to unwind during colder months. Plus, with two additional bedrooms, a full bathroom, and a laundry room, this lower level is both functional and versatile.



Outside, back lane access ensures efficient parking for everyone. Whether you're looking for a home with room to grow or a well-located investment, 161 Robinson Lane checks all the boxes!

Don't miss out and schedule your private tour today!

Built in 2002

**Essential Information**

MLS® #	A2195726
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	161 Robinson Lane
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L8

**Amenities**

Parking Spaces	3
Parking	Parking Pad

**Interior**

Interior Features	Laminate Counters
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Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 20th, 2025
Days on Market	140
Zoning	R1P

## Listing Details

Listing Office	EXP REALTY
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