

# \$449,888 - 179 Atkinson Lane, Fort McMurray

MLS® #A2216284

**\$449,888**

6 Bedroom, 3.00 Bathroom, 1,264 sqft  
Residential on 0.11 Acres

Abasand, Fort McMurray, Alberta

FULLY DEVELOPED RAISED BUNGALOW BACKING THE GREENBELT, SEPARATE ENTRANCE, 2 FULL KITCHENS, ONE UP AND ONE DOWN, 5 BEDROOMS, 3 FULL BATHS, DIRECT ACCESS FROM YOUR BACK YARD TO TRAILS FOR YOUR OFF-ROAD TOYS. This property is currently rented and can be available for vacant possession in July 2025. Due to tenants' rights, there are no interior photos of the home. It's not because it is in terrible shape, so please call for your personal tour. Located in the heart of Abasand, backing the trail system and tree line. This is the perfect location for those who want to go from their backyard with their off-road vehicles. The fully fenced yard features a double gate on the back to access the trails right from your backyard. The exterior also features an extra-wide front driveway and an attached heated garage. The interior of the home offers over 2300 sq ft of living space, with a large front living room, a Bright kitchen with white cabinets and an eat-up breakfast bar. The large dining room overlooks your backyard. The main level continues with 3 great-sized bedrooms and 2 full bathrooms. The Primary bedroom offers a walk-in closet and 4 pc bathroom with a jetted tub. The fully finished basement has a separate entrance from the back that leads to a large family room, 2 bedrooms, and a full bathroom, as well as an oversized kitchen and dining space. The home is currently rented and tenants are willing to



stay. This home is within walking distance to schools, park and only minutes from downtown. Call today for more details or schedule your private viewing.

Built in 2002

### Essential Information

MLS® #	A2216284
Price	\$449,888
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	179 Atkinson Lane
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1G2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	5
Zoning	R3

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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