

\$279,000 - 89, 401 Athabasca Avenue, Fort McMurray

MLS® #A2229384

\$279,000

3 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.00 Acres

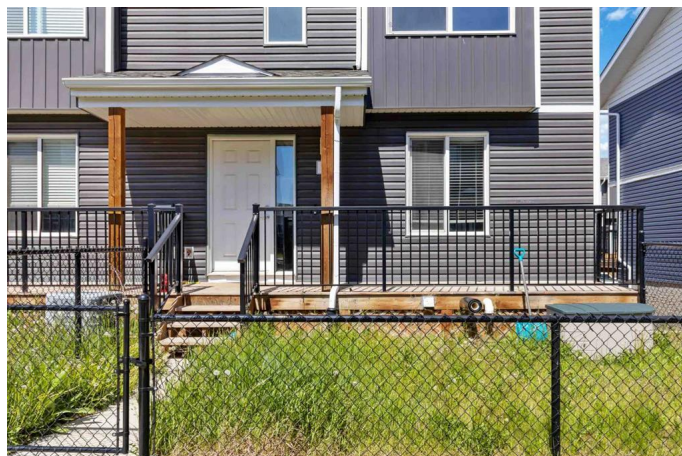
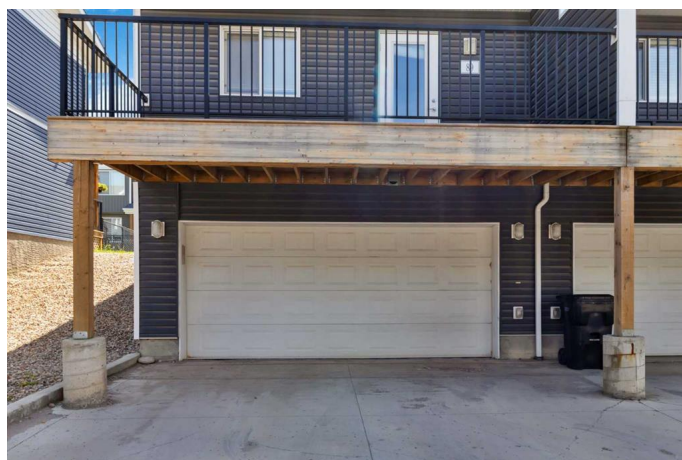
Abasand, Fort McMurray, Alberta

Condo living with house perks ! Welcome to 89- 401 Athabasca. this 3 bedroom home has some great features . Pull into your driveway with parking for 2 in front of your double garage. Bright and sunny living room with access to small fenced yard. Eat in kitchen with granite counters and plenty of cupboards. vinyl plank flooring throughout the entire main floor. Dining area has access to deck with gas line for your BBQ. Upstairs has 3 bedrooms and full bath (primary with ensuite and walk in closet) Laundry in each unit. Ravine park community includes great amenities like a party room , gym , park and playground. minutes to the Hwy, walking to Schools. Abasand should not be over looked ! Priced to sell at 279,000. Pmts are lower than rent !

Built in 2018

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2229384 |
| Price | \$279,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,133 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Residential |



| | |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 89, 401 Athabasca Avenue |
| Subdivision | Abasand |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9J0A1 |

Amenities

| | |
|----------------|----------------------------------|
| Amenities | Park, Party Room, Picnic Area |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings |
| Appliances | Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | None, Walk-Out |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Close to Clubhouse |
| Roof | Asphalt Shingle |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 27 |
| Zoning | R3 |

Listing Details

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