

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

MLS® #A2244930

**\$349,900**

4 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

Welcome to 161 Robinson Lane – A Charming Bi-Level in Sought-After Abasand! Nestled in a quiet cul-de-sac in the heart of Abasand, this detached single-family home combines comfort, functionality, and a prime location. Known for its close proximity to downtown, parks, schools, and amenities, this neighborhood offers the perfect balance of convenience and community. Step inside to a bright and spacious living room with vaulted ceilings, creating an open and airy feel. The dining area is ideal for family gatherings, while the open-concept kitchen offers ample cupboard and counter space—perfect for both everyday cooking and entertaining. This home features four generously sized bedrooms, including a primary suite with a walk-in closet for added privacy and storage. The fully developed basement expands your living space with a large recreation room, a cozy fireplace, full bathroom, two additional bedrooms, and laundry area—making it perfect for family activities, guests, or multi-generational living. Enjoy back lane access with plenty of parking options, adding to the home's convenience. If you're looking for a move-in ready home in a well-established, family-friendly neighborhood, 161 Robinson Lane is a must-see. Call today to book your personal tour!

Built in 2002

## Essential Information



MLS® #	A2244930
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	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, 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	Private Yard
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 4th, 2025
Zoning	R1P

### **Listing Details**

Listing Office	EXP REALTY
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