

# \$469,900 - 628 Athabasca Avenue, Fort McMurray

MLS® #A2257817

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.07 Acres

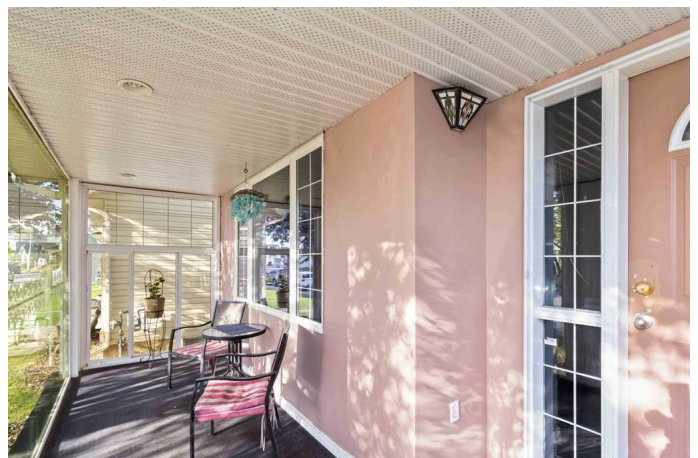
Abasand, Fort McMurray, Alberta

628 Athabasca Avenue is conveniently located in the close knit neighbourhood of Abasand, and is highlighted by updates that include the roof, siding, furnace, and air conditioning, all less than 10 years old. Upon entering, the warm cozy living room greets you, and also has a cute fireplace that provides extra heat in those winter months. The living room is separated from the kitchen by a peek through in the wall. The charming eat-in kitchen has ample counter and cupboard space, and a stainless appliance package. Directly off the kitchen is a two piece powder room, and the rear door to the closed in deck. Heading upstairs, you'll find three bedrooms and a 4 piece bath. The basement is completely finished, and includes a fourth bedroom, a full four piece bath, the laundry nook, and a nice sized lounging and tv area. This home is on the greenbelt side of the Avenue, and has back alley access where you'll be pleased to find a double detached garage. Quick possession available

Built in 2002

## Essential Information

MLS® #	A2257817
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,111
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	628 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1H8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 17th, 2025  
Zoning                              R1P

**Listing Details**

Listing Office                      People 1st Realty

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