# \$459,000 - 628 Athabasca Avenue, Fort McMurray

MLS® #A2257817

## \$459,000

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 \$459,000

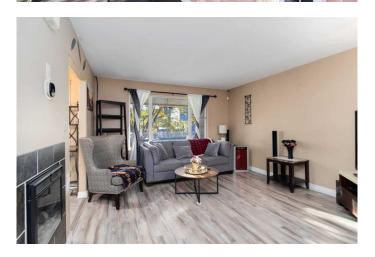
Bedrooms 4

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 Fireplace Insert, Forced Air

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 Wood

## **Additional Information**

Date Listed September 17th, 2025

Days on Market 48

Zoning R1P

# **Listing Details**

Listing Office People 1st Realty

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