

# \$293,000 - 103, 401 Athabasca Avenue, Fort McMurray

MLS® #A2227172

**\$293,000**

3 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.00 Acres

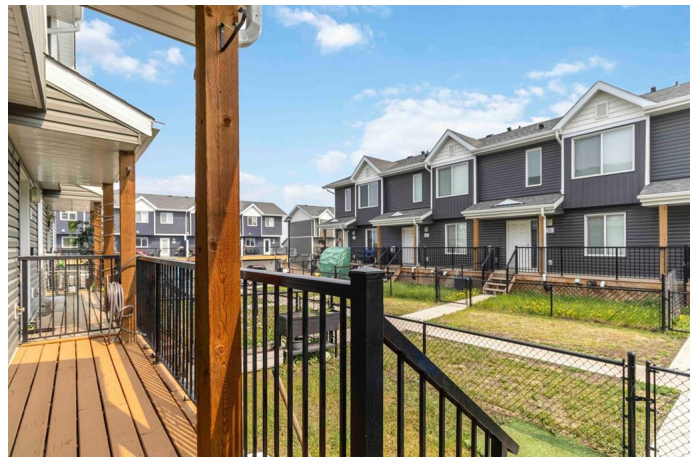
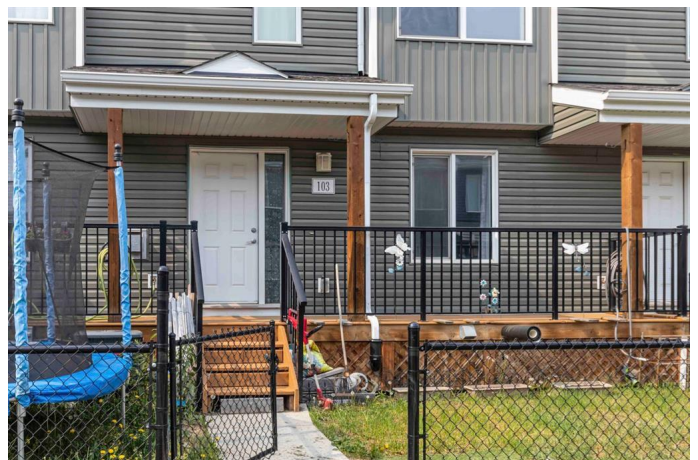
Abasand, Fort McMurray, Alberta

IMMEDIATE POSSESSION! DIRECTLY ACROSS FROM VISITOR PARKING, A RECREATION AREA WITH A GYM, PARTY ROOM, AND PLAYGROUND! Welcome to 103-401 Athabasca Avenue: Tucked into a friendly, well-kept community, this beautiful 2018 townhouse is full of charm, functionality and thoughtful details that make everyday living feel just a little more special.

Right from the start, the FULLY FENCED FRONT YARD and FRONT PORCH create a welcoming entrance, perfect for enjoying a slow morning and sipping your coffee outside.

Inside youâ€™re greeted by VINYL PLANK FLOORING that flows seamlessly throughout the main floor. Both durable and stylish, itâ€™s designed to stand up to busy days while still looking effortlessly modern. The living area is bright and cozy, ideal for hosting or relaxing after a long day.

The kitchen blends clean lines with CONTEMPORARY flair, featuring crisp QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES and PLENTY of cabinet space to keep things neat and functional. Whether itâ€™s a casual breakfast or a dinner with friends, the dining area is ready for it all! And the adjacent PRIVATE BALCONY with GAS BBQ HOOK UP offers a great spot to step outside and enjoy some fresh air.



Upstairs, youâ€™ll find THREE generously sized bedrooms, thoughtfully laid out for both privacy and comfort. The primary suite offers a peaceful escape with its own EN-SUITE bathroom while the remaining two bedrooms are served by a sleek 4-piece bath.

Additional perks? The FRESHLY PAINTED DOUBLE ATTACHED GARAGE not only adds appeal but also leads to a rear DRIVEWAY with space for TWO more vehicles. And just STEPS from your garage, youâ€™ll find the communityâ€™s EXCLUSIVE amenities, an impressive GYM, a PARTY ROOM, a fun-filled PLAYGROUND and convenient VISITOR PARKING, all located DIRECTLY ACROSS from your unit.

Top it off with easy access to schools, parks, public transit, and shopping, and youâ€™ve got a home that doesnâ€™t just check the boxes, it welcomes you in and makes you want to stay. (Some photos have been virtually staged)

Built in 2018

**Essential Information**

MLS® #	A2227172
Price	\$293,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	103, 401 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 0A1

## Amenities

Amenities	Fitness Center, Parking, Party Room, Playground, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Rear, Owned, Parking Pad
# of Garages	2

## Interior

Interior Features	Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Recreation Facilities
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance, Private Yard
Lot Description	Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	84
Zoning	R3

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.