# \$469,900 - 736 Athabasca Avenue, Fort McMurray

MLS® #A2252623

#### \$469,900

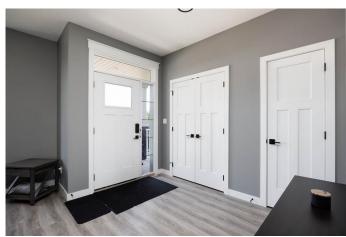
4 Bedroom, 4.00 Bathroom, 1,476 sqft Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Modern 4-Bedroom Home in Abasand with Stunning City Views!

Welcome to this beautiful modern home in the heart of Abasand, offering incredible views of the city from your walkout basement and large rear deck. From the moment you step inside, you'II love the open-concept feel with a bright living room. The main floor boasts durable vinyl flooring, a sleek kitchen featuring WHITE quartz countertops, BLACK stainless steel appliances, and plenty of space to entertain. hile upstairs offers cozy carpet and the convenience of laundry right where you need itâ€"complete with an all-in-one washer/dryer unit. The primary suite features a spacious walk-in closet and a full ensuite bathroom. ownstairs, the fully finished walkout basement includes a bedroom, full bathroom, and living roomâ€"perfect for guests, family, or extra space to relax. Other great features include central air conditioning, a water softener. This is an amazing home you don't want to missâ€"call today to book your showing!







Built in 2020

#### **Essential Information**

MLS® # A2252623 Price \$469,900

Bedrooms 4
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,476 Acres 0.07

Year Built 2020

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 736 Athabasca Avenue

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J 1H7

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Sump Pump(s)

Appliances Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer,

Water Softener, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 29th, 2025

Days on Market 61
Zoning R1P

### **Listing Details**

Listing Office EXP REALTY

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