

# \$279,000 - 89, 401 Athabasca Avenue, Fort McMurray

MLS® #A2229384

**\$279,000**

3 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.00 Acres

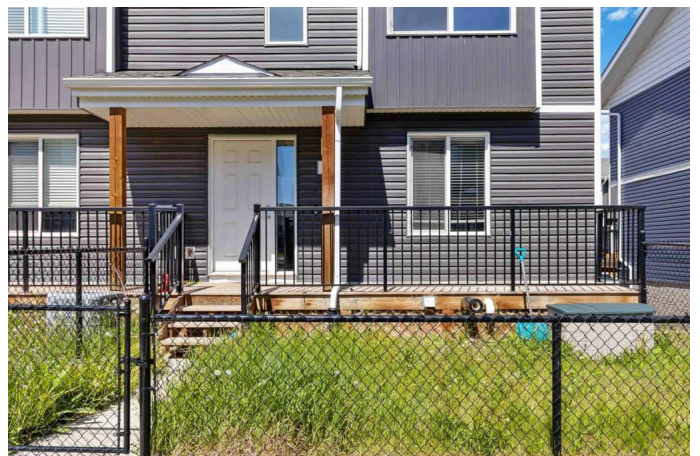
Abasand, Fort McMurray, Alberta

Condo living with house perks ! Welcome to 89- 401 Athabasca. this 3 bedroom home has some great features . Pull into your driveway with parking for 2 in front of your double garage. Bright and sunny living room with access to small fenced yard. Eat in kitchen with granite counters and plenty of cupboards. vinyl plank flooring throughout the entire main floor. Dining area has access to deck with gas line for your BBQ. Upstairs has 3 bedrooms and full bath ( primary with ensuite and walk in closet ) Laundry in each unit. Ravine park community includes great amenities like a party room , gym , park and playground. minutes to the Hwy, walking to Schools. Abasand should not be over looked ! Priced to sell at 279,000. Pmts are lower than rent !

Built in 2018

## Essential Information

MLS® #	A2229384
Price	\$279,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.00
Year Built	2018
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	89, 401 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J0A1

### Amenities

Amenities	Park, Party Room, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings
Appliances	Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	None, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	June 9th, 2025
Days on Market	13
Zoning	R3

### Listing Details

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