



GRASSROOTS
REALTY GROUP

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106 Atkinson Lane
Fort McMurray, Alberta

MLS # A2303708



\$434,900

Division:	Abasand		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,093 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge , Stove, Dishwasher, Washer , Dryer , furnace in garage

This Abasand Bi-level in the heart of Aspen Gardens is sure to tick off a few of your boxes. There's a large double car garage that's heated, wired, insulated and has extra high ceilings for storage, back alley access and a large rear deck for summer bbq's. Inside you will find a large eat in kitchen with a sit up bar, stainless steel appliances, large pantry, tons of pot lights and counter space. The living room is large with several options for furniture arrangement. Down the hall you will find a 4 pce bathroom with a pocket door to the large 13x15 primary bedroom with a large closet and a bonus linen closet. There is also another good size bedroom/home office on this level. Downstairs features a large rec-room, 2 large bedrooms, a 4pce bathroom with corner jetted tub and massive laundry room /storage / furnace room. Abasand is the only area currently to allow you the ability to drive your ATV, Side by Side or Skidoo right from your house to the trails of the stunning Boreal forest. Trails, rivers and miles of tower lines are minutes away. Call your agent today.