



GRASSROOTS
REALTY GROUP

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**212, 401 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2309967



\$280,000

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,241 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SOLD AS IS WHERE IS

FIRST TIME BUYERS, YOUNG FAMILIES & DOWNTOWN PROFESSIONALS — this is the perfect place to call home! Welcome to 212-401 Athabasca Ave, a well-maintained townhome offering a functional layout, great natural light, and an unbeatable location close to everything you need. This unit faces the ideal direction, allowing you to enjoy morning sun pouring into the living room and primary bedroom, while the evening sun shines perfectly onto the back deck and fenced yard. The main floor features durable vinyl plank flooring, stylish quartz countertops, a spacious living room with a cozy gas fireplace, and an open-concept kitchen and dining area with direct access to the back deck, making it perfect for entertaining or relaxing after work. Upstairs you will find 3 bedrooms and a full main bathroom, including a spacious primary bedroom complete with its own private 3PC ensuite. The lower level offers laundry, mechanical room, additional storage space, and direct access to the double attached garage — a huge bonus for Fort McMurray winters. Outside, enjoy your own fenced yard, ideal for kids, pets, or summer BBQs. This location is hard to beat with walking distance to 2 schools, nearby hiking and walking trails, and a convenient strip mall for everyday essentials. If you work downtown or at the hospital, you'll love the short commute — located just minutes from downtown and only 1km to the hospital. Located in the sought-after subdivision of Abasand, outdoor enthusiasts will love the easy access to trails and the added bonus that OHVs are permitted to drive on the roads directly to the staging area, making it incredibly convenient for weekend adventures. Affordable condo fees of just \$375/month make this an excellent opportunity for first-time buyers looking to get into the market without sacrificing space, comfort, or

location.