



GRASSROOTS
REALTY GROUP

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235 Atkinson Lane
Fort McMurray, Alberta

MLS # A2323144



\$528,888

Division:	Abasand		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Front Drive, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Pie Shaped Lot, Private		

Heating: Boiler, High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, gazebo, air conditioning, garage opener uninstalled, heat pump/a/c pump for garage uninstalled, desk and shelving

HOME IS WHERE THE HEART IS! Introducing 235 Atkinson Lane, a home filled with love and true pride of ownership. Located in a quiet Abasand cul-de-sac with fantastic neighbours, this stunning raised bungalow has been completely renovated from top to bottom with incredible care and intention. The gorgeous curb appeal is just the beginning. Situated on a beautifully landscaped, massive pie-shaped lot, the exterior boasts a large front driveway extended to the side of the home for ample parking. Major exterior updates include new siding, shingles, and insulation (2016), all-new basement windows, a built-in permanent exterior lighting system, a new 8x14 shed, a lower deck with a gazebo, and a firepit area. The backyard backs onto a private bank of trees, complete with gated access on both sides. Mechanics and hobbyists will love the new 16x22(ext. measurements) detached garage featuring 10-ft ceilings, a new opener, a heater, and a supplied (but not yet installed) A/C heat pump! Step inside to a charming front entry highlighted by a custom detailed ceiling. The open-concept main level features updated flooring and baseboards, a large, bright living room anchored by a stone-faced built-in fireplace, and a spacious dining area. The fully renovated kitchen is a chef's dream, boasting quartz countertops, a backsplash, an eat-up breakfast bar, and loads of cabinetry with built-in pull-outs. This level offers two bedrooms and two full bathrooms, including a primary retreat with a walk-in closet and a totally renovated 4-piece ensuite. The fully developed lower level will surprise you with its sheer scale, bringing the home's total living space to just under 2,000 sq. ft. This bright, spacious area features luxury vinyl plank (LVP) flooring, three additional bedrooms, another full bathroom, a cozy second fireplace, and a wet bar—perfect for entertaining. Additional

premium features include a high-velocity, high-efficiency heating system with a new furnace (2021), Hot Water on Demand (2021), central A/C with a heat pump, and dedicated RV parking with tons of room for your outdoor toys. This home is truly turn-key and feels just like new. You will be proud to call this place home—call today for your personal tour!