



GRASSROOTS
REALTY GROUP

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210 Athabasca Avenue
Fort McMurray, Alberta

MLS # A2324089



\$449,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s)		

Inclusions: N/A

Located in the Amazing subdivision of Abasand Heights close to the two elementary schools, bus route, parks trails and convenience store. Sits this great family home ready for new owners. As you come up the walk you will notice the low maintenance exterior and great curb appeal the seller has added new paint to the front door and front steps. Upon entering through the front door, you are greeted by a good size entry way finished in ceramic tile and spacious front hall closet. To the back of the home, you have a bright and sunny open concept eat in kitchen and living room finished in vinyl planking. The Kitchen has stainless steel appliance and walk in pantry, a island with breakfast bar. The perfect place for the kids to have breakfast or do their homework. The upstairs features three bedrooms with good size closets. A four-piece Jack and Jill bathroom. And for your convenience the stackable washer and dryer are located on this level as well. This property has loads of window letting in all the natural light. There has been brand new high-end flooring installed on stairs case. The main level features access to the garage and a two-piece Washroom. The basement is developed with insulation and vapor barrier and awaits your creative ideas. The backyard has a nice private deck with a fire pit for all the family get together. The property is fully fenced the perfect place for the kids and pets to roam. Call today for your personal viewing.