



GRASSROOTS
REALTY GROUP

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**632 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2330203



\$479,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,121 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1P
Foundation:	Preserved Wood	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to 632 Athabasca Avenue, located in the great community of Abasand! This two-storey home offers just over 1,100 sq. ft. of functional living space and excellent views. Upstairs features three bedrooms and a full bathroom. The main floor includes a bright white kitchen, comfortable living area and convenient half bathroom. The developed basement offers an additional bedroom, full bathroom, living space and laundry room. Outside, you'll find a fully fenced yard and detached garage with alley access. Conveniently located near downtown, schools, amenities, walking trails and beautiful green space. Call today to schedule your personal showing!