



GRASSROOTS
REALTY GROUP

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**728 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2335353



\$444,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,377 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: mini freezer, existing furnishings

Rebuilt by Casman in 2017, this beautifully designed two-storey home with a walk-out basement offers greenbelt views, downtown skyline vistas, and one of Abasand's most unique lifestyle opportunities. From the moment you step inside, you'll appreciate the bright, open-concept layout accented by engineered hardwood flooring throughout the main level. The inviting living room is anchored by a gas fireplace and a large picture window that fills the space with natural light. The stylish kitchen is designed for both everyday living and entertaining, featuring quartz countertops, a large eat-up island, crisp white cabinetry, and a spacious pantry. The adjoining dining area opens onto the east-facing rear balcony, where you can enjoy peaceful morning sunrises overlooking the greenbelt and Downtown Fort McMurray. At the end of the day, relax on the front porch, perfectly positioned to take in beautiful sunsets over the river valley. Upstairs, you'll find the convenience of second-floor laundry, two generous secondary bedrooms, a full bathroom, and a spacious primary retreat complete with a walk-in closet with a window and a private 3-piece ensuite. The fully developed walk-out basement features a separate entrance, a large recreation room, a fourth bedroom, and a full bathroom, offering excellent flexibility for guests, family, or additional living space. Brand new carpet (on the stairs and upper level) and luxury vinyl plank flooring throughout the basement were installed in July 2026, providing a fresh, modern finish. Outside enjoy a fenced backyard, rear alley access, and off-street parking. As an added bonus, the existing furnishings are included, making this an exceptional turnkey opportunity. Located in the sought-after community of Abasand, you'll enjoy quick access to parks, trails, schools, shopping, and downtown. Abasand is also the only approved community in Fort

McMurray where OHVs are permitted on municipal roads, making it a favourite for outdoor enthusiasts looking to access the trail system right from home. This is a home that offers not only quality construction, but also a lifestyle that's hard to find anywhere else. Call today to book your private viewing.