



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**201 Athabasca Avenue
Fort McMurray, Alberta**

MLS # A2339418



\$959,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey, Attached-Up/Down		
Size:	3,655 sq.ft.	Age:	2017 (9 yrs old)
Beds:	9	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Pie Shaped Lot, Street Lighting		

Heating:	Exhaust Fan, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: window coverings, Upper Unit Appliances: Gas stove, Washer/Dryer, Refrigerator, Dishwasher

Investors Dream, Company Housing, or Perfect Family Home—this home checks all the boxes! Standing as the true unicorn of Fort McMurray, this executive up-and-down stacked duplex at 201 Athabasca Avenue showcases stunning craftsmanship, undeniable beauty, and brilliant layout design across every level. Featuring soaring 9-foot ceilings, sleek quartz countertops, massive bedrooms, and expansive windows flooding the open-concept spaces with natural light, this home encompasses 9 bedrooms, 6 full baths, and 1 half bath. The top-floor unit offers an open living/dining/kitchen area, 3 bedrooms, 2 full baths, and private laundry. The main-floor unit features an executive kitchen, open living/dining space, 3 bedrooms, 2.5 baths, and dedicated laundry, while the fully developed basement boasts large daylight windows, 3 bedrooms, 2 full baths, and its own laundry facilities. Complete with separate single-car garages, private entrances for both the main and top floors, and split utilities (separate meters for the top floor and main/basement levels), this property is perfectly positioned to capitalize on the region's strong oil-industry local hiring drive as a prime executive staff residence or a high-yielding turnkey investment. Don't miss out on this absolute must-see opportunity—set up your showing today!