



GRASSROOTS
REALTY GROUP

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273, 401 Athabasca Avenue
Fort McMurray, Alberta

MLS # A2348778

\$305,000

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	-		
Lot Feat:	Front Yard, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Shingle Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, and windows covering

Welcome to 273-401 Athabasca — a beautifully laid out 3-bedroom, 2.5-bathroom townhome in Fort McMurray, offering a HEATED DOUBLE GARAGE and CENTRAL AIR CONDITIONING in both the home and garage. Step onto your charming front porch and take in the serene views of the green space — the perfect spot to enjoy your morning coffee or unwind after a long day. Inside, the main floor impresses with an inviting living room featuring a cozy fireplace, while the back is a well-appointed kitchen and dining area complete with a breakfast bar, plenty of cabinetry, and a door leading out to the rear balcony — ideal for summer BBQs and evening relaxation. Upstairs, plush carpet flooring runs throughout, creating a warm and comfortable feel. The primary bedroom is a true retreat, offering beautiful views of the green space, a walk-in closet, and a private 3-piece ensuite. Two additional generously sized bedrooms and a full 4-piece bathroom complete this level — plenty of room for a growing family. The lower level completes the home with the utility room and direct access to the heated and air-conditioned double garage — keeping you and your vehicles comfortable year-round, whether it's the height of summer or the depths of a Fort McMurray winter. Perfectly situated just minutes from downtown, scenic walking and biking trails, parks, schools, and everyday shopping — everything you need is right at your doorstep. Don't miss this opportunity to own a thoughtfully designed townhome in a fantastic location. Book your private showing today!