



GRASSROOTS
REALTY GROUP

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604 Athabasca Avenue
Fort McMurray, Alberta

MLS # A2350053

\$430,000

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway,		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Few Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1P
Foundation:	Preserved Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: House key x2, Mail key x2.

Welcome to 604 Athabasca Avenue, a beautifully renovated two storey home offering river valley views, green space behind, and a rare setting with no neighbours on one side. Built in 2003 and extensively updated inside and out, this home blends modern finishes with a peaceful Abasand location close to trails, schools, bus routes, and quick access to downtown. The exterior was refreshed in 2016 with updated siding, shingles, fascia, and decking, creating a clean and inviting first impression. A covered front deck sits surrounded by mature trees and beautiful cherry blossoms along the front and side yard, while the property extends toward the mailboxes, giving you added outdoor space and privacy. The rear driveway accommodates up to four vehicles and leads to a detached double garage equipped with both furnace and air conditioning, plus a floor drain for added functionality. Inside, the home was beautifully renovated in 2023 and the result is bright, modern, and move in ready. The main floor features a tiled entry, new interior doors, updated lighting, fresh walls, new baseboards, and luxury vinyl plank flooring throughout. The kitchen is a standout with white Jos-Will cabinetry, quartz countertops, black hardware, subway tile backsplash, a gas range, hood vent, stainless steel appliances, pantry storage, and zebra blinds. The living and dining areas flow together seamlessly, making the home ideal for everyday living and entertaining. A two piece bathroom completes the main level. Upstairs, the updates continue with new flooring, baseboards, doors, lighting, and fresh finishes throughout. This level offers three bedrooms and a full bathroom with a new tiled tub surround. The primary bedroom features two windows, a walk in closet, blackout blinds, and beautiful river valley views. The basement has also been refreshed with new carpet, taller baseboards, laundry machines

replaced in 2023, a modern three piece bathroom with glass shower, and updated black and white finishes. The fourth bedroom is located downstairs, where the electrical panel and data cabinet are also found. The furnace and hot water tank were replaced in 2023, and the home has central air conditioning. Outside, enjoy afternoon sun on the back deck, a gas line for your barbecue, crabapple trees in the side yard, and peaceful green space behind with views where you can even watch the Canada Day fireworks. With extensive renovations, a detached heated and cooled double garage, river valley views, and a quiet location with green space behind, 604 Athabasca Avenue offers a special opportunity in Abasand. Schedule your private showing today.