



GRASSROOTS
REALTY GROUP

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197, 401 Athabasca Avenue
Fort McMurray, Alberta

MLS # A2351028

\$305,000

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,131 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Front Yard, Street Lighting, Views		

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

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, Garage Door Opener with Remote, Central AC, Existing Window Coverings & Curtain Rods

Welcome to this inviting two-storey townhouse in the desirable Ravine Park complex in Abasand! Offering a functional layout, stylish finishes, and peaceful greenbelt views, this home is a great option for first-time buyers, growing families, or anyone looking for a comfortable place to call home. The main floor features a bright, open-concept living space, with the living room overlooking the greenspace and a cozy gas fireplace creating the perfect spot to unwind. The kitchen is finished with beautiful white cabinetry, quartz countertops, and plenty of space to prepare meals and entertain. The dining area flows seamlessly into the living space, making everyday living and hosting feel effortless. Upstairs, you'll find three bedrooms, including a spacious primary bedroom complete with a walk-in closet and private 3-piece ensuite. A full 4-piece bathroom serves the additional bedrooms, offering a practical layout for families or guests. The lower level provides access to the attached double garage, offering room for two vehicles and additional convenience through the colder months. Enjoy the added appeal of a greenbelt setting while being close to walking trails, schools, shopping, and other everyday amenities, with downtown Fort McMurray just a short drive away. With its desirable location, modern finishes, gas fireplace, and double attached garage, this townhouse offers a wonderful combination of comfort, convenience, and value!