



GRASSROOTS
REALTY GROUP

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143 Atkinson Lane
Fort McMurray, Alberta

MLS # A2351864

\$579,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Wet Bar		

Inclusions: Fridge, Stove, OTR microwave, Dishwasher, Washer, Dryer, Central Air conditioner, garage heater, garage door opener, bar fridge in garage, nest thermostat, hot tub, TV mount in living room, TV mount in basement bedroom, Shelves in primary ensuite, shelves in upstairs bedroom

WELCOME TO 143 ATKINSON LANE! OVER 2,000 SQ. FT. ABOVE GRADE PLUS A FULLY DEVELOPED BASEMENT WITH SEPARATE ENTRANCE AND KITCHENETTE! SOARING CEILINGS, BRIGHT OPEN-CONCEPT LIVING, BEAUTIFULLY UPDATED KITCHEN WITH QUARTZ COUNTERTOPS, CENTRAL A/C, HOT WATER ON DEMAND, HEATED DOUBLE ATTACHED GARAGE, EXTENSIVE UPGRADES, AND A FULLY FENCED BACKYARD WITH GATED ACCESS FOR YOUR TOYS! ALL LOCATED ON A FAMILY-FRIENDLY STREET! From the moment you step inside, you'll appreciate all that this home brings. The spacious living room is the perfect place to gather, featuring impressive ceiling heights and a cozy gas fireplace that adds warmth and character. The open layout flows beautifully into the dining area and updated kitchen, featuring gorgeous quartz countertops, a custom stone backsplash, corner pantry, induction stove and SS appliances. The main floor also features a versatile office/den, currently being used as a home gym, offering the flexibility to create a workspace, playroom or whatever suits your family's needs. A convenient 2-piece powder room with laundry room and direct access to the attached garage add to the functionality of this thoughtfully designed main floor. Beautiful engineered hardwood flooring adds warmth and style throughout the main living areas. Head upstairs and you'll find three generously sized bedrooms, including a spacious primary retreat. The primary bedroom offers plenty of room for a king sized bed, wall mounted fireplace, creating a welcoming space to unwind at the end of the day. Complete with its own private ensuite featuring a soaker tub, stand up shower and large vanity. Two additional bedrooms and full bathroom offer plenty of flexibility for children, guests, or a

growing family. While the fully developed basement offers even more possibilities! Complete with a separate entrance, additional bedroom, kitchenette, full bathroom, spacious family room and cozy pellet stove, this level provides an excellent setup for extended family or guests. Let's talk UPGRADES! Shingles and insulation were updated in the last 10 years, along with a full kitchen renovation in 2017, engineered hardwood, basement flooring and carpeting with high-quality underlay. More recently, 2024 brought a two-tier high-efficiency furnace, hot water on demand system and central air conditioning. And then there's the GARAGE! This isn't your average garage! Featuring radiant heating, separate side entrance, extensive storage cabinetry and an included bar fridge, this incredible space is currently set up as the ultimate man cave! Outside, the fully fenced backyard is ready for enjoyment! A spacious deck offers plenty of room for outdoor furniture, while the dedicated hot tub area creates your own private retreat. The backyard also features convenient gated access, ideal for bringing in your recreational toys or other outdoor equipment. All of this located in the vibrant community of Abasand, where convenience meets outdoor adventure. Call now for your personal tour!