

# \$299,999 - 279, 401 Athabasca Avenue, Fort McMurray

MLS® #A2246406

**\$299,999**

3 Bedroom, 3.00 Bathroom, 1,226 sqft

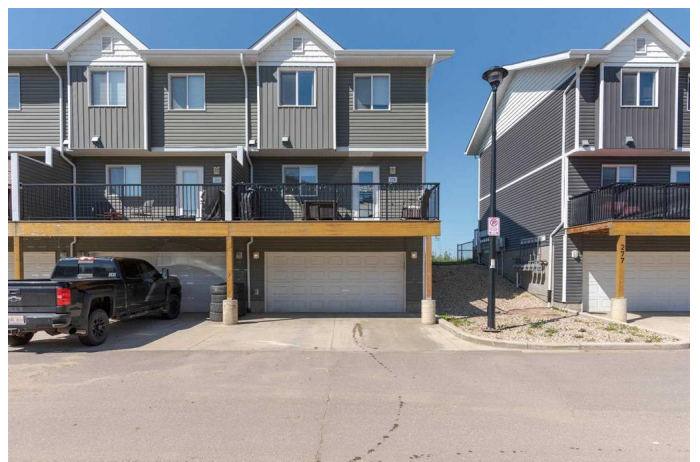
Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Experience this meticulously maintained end unit townhome nestled on a peaceful greenbelt with no rear neighbors, offering privacy and tranquility. Located at #279 401 Athabasca Avenue, this corner unit is within walking distance to schools, daycare, parks, trails, and local amenities. It is also conveniently close to the bus stop. Boasting 1225 sq ft of functional living space, this 3-bedroom, 2.5-bath two-storey home features a bright and open main level. The kitchen shines with white quartz countertops, stainless steel appliances, dark cabinetry, and a stylish glass tile backsplash. The dining area conveniently opens to a patio, perfect for summer barbecues, while the cozy living room boasts a corner gas fireplace and direct access to a half bath. The primary bedroom and living room offer stunning forest and trail views, creating a serene backdrop for everyday living. Upstairs, you'll find plush carpeted floors, a full bathroom, and three bedrooms, including a spacious primary with a walk-in closet and a 4-piece ensuite bath. The lower level includes a laundry/utility room and access to the attached garage. Upgrades include new lighting fixtures and central air conditioning for added comfort. Don't miss out—call now to schedule your private viewing!

Built in 2018

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2246406      |
| Price          | \$299,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,226         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 279, 401 Athabasca Avenue |
| Subdivision | Abasand                   |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9J0A1                    |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Park, Playground, Visitor Parking |
| Parking Spaces | 4                                                            |
| Parking        | Double Garage Attached, Parking Pad                          |
| # of Garages   | 2                                                            |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Breakfast Bar, Quartz Counters, See Remarks                  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Fireplace(s)                                     |
| Cooling           | Central Air                                                  |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Gas                                                          |
| Basement          | None                                                         |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                        |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, No Neighbours Behind, See Remarks, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Mixed                                                                                                          |
| Foundation        | Poured Concrete                                                                                                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 10               |
| Zoning         | R3               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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