

**410 Athabasca Avenue  
Fort McMurray, Alberta**

**MLS # A2224804**



**\$639,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,843 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Aggregate, Driveway, Front Drive, Garage Door Opener, C		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** Furniture negotiable, Fridge x2, stove x2, microwave x2, washer and dryer x2, garage remote and controls x3.

Welcome to 410 Athabasca Avenue: A rare and remarkable opportunity to own a farmhouse-inspired home sitting proudly on a beautiful 8,487 sq/ft tree-lined lot in Abasand. Boasting an incredible attached triple car garage with in-floor heat and direct access to Fort McMurray's extensive trail system, this property is a dream come true for outdoor enthusiasts&mdash;especially with the newly implemented ATV by-law that allows you to ride straight from your driveway and into nature. With a turn-key 1,842 sq/ft interior and exceptional space inside and out, this is truly a one-of-a-kind home you won't want to miss. For those who prioritize vehicle and gear storage, the wide exposed aggregate driveway comfortably accommodates four vehicles, while the impressive triple garage offers three overhead doors, a freshly painted interior, and even a four-piece bathroom. This unique garage setup is ideal for cleaning up before heading inside or bathing pets, and it opens possibilities for a home-based business or workshop. The expansive lot offers stunning treed views and easy access to the highway, giving you both a peaceful retreat and exceptional convenience. Step inside to find a warm and welcoming farmhouse aesthetic, beginning with a front living room that offers the perfect space for entertaining, relaxing, or even serving as a formal dining area. Across the entryway, double garden doors open to a main floor office&mdash;perfectly situated for productivity while staying connected to the rest of the home. This room could also double as a guest bedroom for added versatility. Down the hall, the bright and beautifully updated kitchen features white cabinetry, quartz countertops, a centre island, and ample prep space for any culinary enthusiast. The adjacent dining area connects seamlessly to the family room, complete with a gas fireplace to create a cozy atmosphere

year-round. A two piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms. The spacious primary retreat offers an updated ensuite with a freestanding tub, a separate shower, and a private sun deck that overlooks the backyard. Two additional bedrooms and a full four-piece bathroom complete this level. The fully developed lower level has been designed as additional living space, ideal for multi-generational families or a nanny suite. It includes a kitchenette, a living room with a second gas fireplace, a three-piece bathroom, and the home's fourth bedroom—offered fully furnished and ready for immediate use. Additional features include two newer hot water tanks, central air conditioning, in-floor heat in both the basement and garage, and immediate possession available. Homes with this combination of charm, space, and function don't come around often. Fall in love with 410 Athabasca Avenue—schedule your private tour today.