

# **\$569,900 - 696 Athabasca Avenue, Fort McMurray**

MLS® #A2185185

**\$569,900**

4 Bedroom, 4.00 Bathroom, 1,620 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

696 Athabasca Ave - This gorgeous new construction home is built by Prestigious Alves Developments. Situated on a beautiful lot with a stunning view looking onto the river and downtown area. Your home has rear alley access to your double detached garage that is insulated, drywalled and equipped with a garage door opener. Inside your home you will find a bright open concept main floor plan. The massive living room is finished elegantly with vinyl plank flooring, a beautiful upgraded built in electric fireplace feature and remote. The dinette is open to the kitchen and living room great for entertaining with friends and family; featuring upgraded light fixture an abundance of natural lighting and high ceilings. The kitchen is finished with two tone cabinets, with quartz counter tops, the large island allows extra eating area and more storage space. You will also find your kitchen is beautifully finished with a pantry area, mouldings around the top of the cupboards and direct access to your back deck with low maintenance railings leading you to your backyard and detached garage. Upstairs you will find a bonus room your primary bedroom includes a full walk-in closet with built-in shelving and a beautifully finished en suite. The second level of your home also includes two spare bedrooms that are oversized with laundry facilities, and a main bathroom. The basement is fully developed with a massive rec room area, another bedroom and a four piece bathroom. This home is a must see!! Call today for your





private viewing

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2185185    |
| Price          | \$569,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,620       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 696 Athabasca Avenue |
| Subdivision | Abasand              |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9J1L8               |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks |
| Appliances        | See Remarks  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |



|                 |                               |
|-----------------|-------------------------------|
| # of Fireplaces | 1                             |
| Fireplaces      | Electric, Insert, Living Room |
| Has Basement    | Yes                           |
| Basement        | Finished, Full                |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Other, Storage                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, See Remarks, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame, See Remarks                     |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 1st, 2025 |
| Days on Market | 107               |
| Zoning         | R1P               |

### Listing Details

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

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