

\$295,000 - 57, 401 Athabasca Avenue, Fort McMurray

MLS® #A2268712

\$295,000

3 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.00 Acres

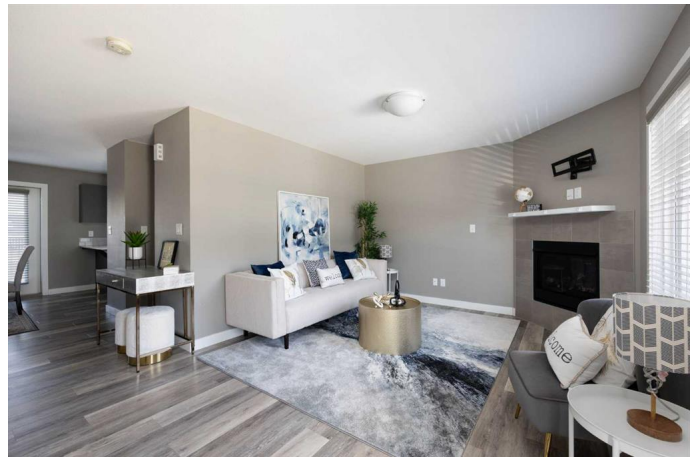
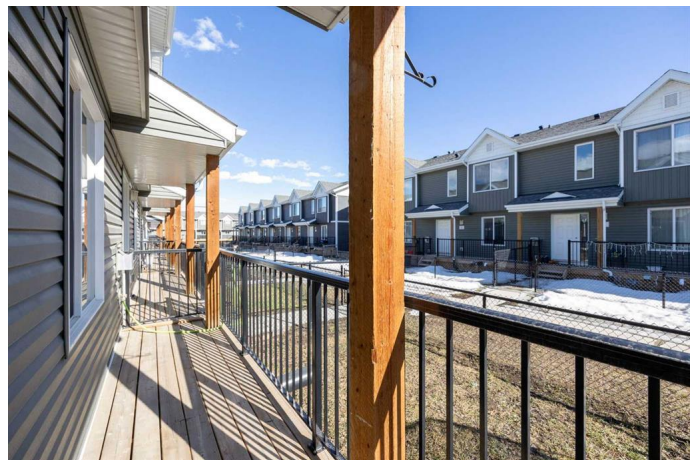
Abasand, Fort McMurray, Alberta

STEAL OF A DEAL! Low Condo Fees at \$375/mo, this BEAUTIFUL UPGRADED townhome is PERFECT for the savvy buyer! The CONTEMPOARY kitchen is designed in modern grey colors, quartz countertops and complimented with stainless steel appliances. The upper floor features 3 good size bedrooms, 2 full bathrooms with the Primary bedroom having its own ensuite, surrounded with cushy carpet. The rear attached garage is fantastic addition to the property with direct access to inside the home. Out the front door is a fenced in yard. This home is nestled near schools, shopping, bus route, walking trails and a hop skip and jump to the Northern Regional Lights Hospital and highway 63 and all downtown amenities. CALL NOW TO VIEW before its GONE!

Built in 2018

Essential Information

MLS® #	A2268712
Price	\$295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,137
Acres	0.00
Year Built	2018



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	57, 401 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1H2

Amenities

Amenities	Fitness Center
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	See Remarks
Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	5
Zoning	R3

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.