

\$293,000 - 103, 401 Athabasca Avenue, Fort McMurray

MLS® #A2227172

\$293,000

3 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.00 Acres

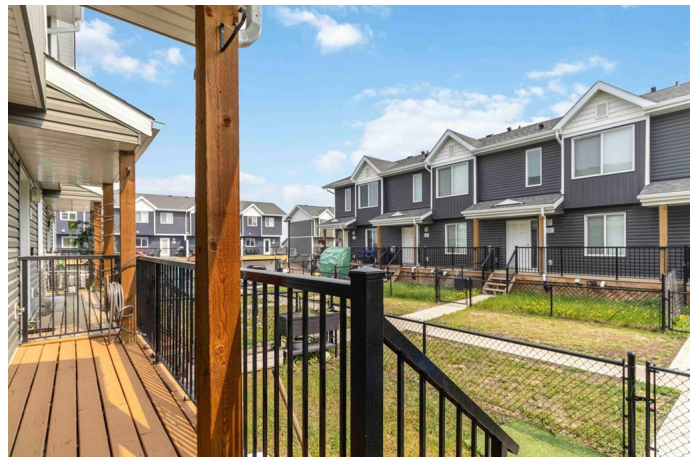
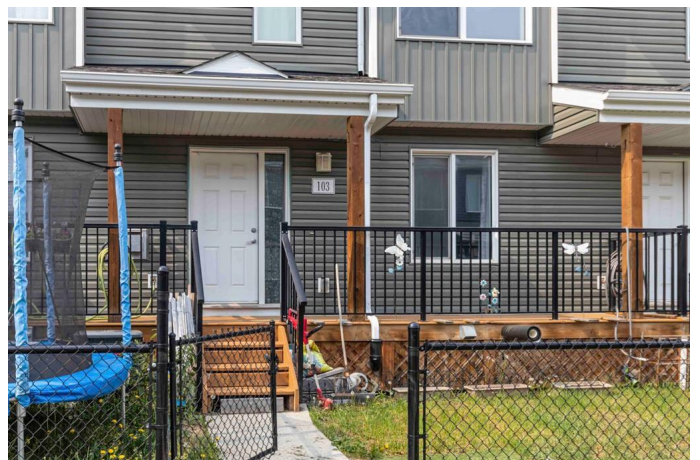
Abasand, Fort McMurray, Alberta

IMMEDIATE POSSESSION! DIRECTLY ACROSS FROM VISITOR PARKING, A RECREATION AREA WITH A GYM, PARTY ROOM, AND PLAYGROUND! Welcome to 103-401 Athabasca Avenue: Tucked into a friendly, well-kept community, this beautiful 2018 townhouse is full of charm, functionality and thoughtful details that make everyday living feel just a little more special.

Right from the start, the FULLY FENCED FRONT YARD and FRONT PORCH create a welcoming entrance, perfect for enjoying a slow morning and sipping your coffee outside.

Inside youâ€™re greeted by VINYL PLANK FLOORING that flows seamlessly throughout the main floor. Both durable and stylish, itâ€™s designed to stand up to busy days while still looking effortlessly modern. The living area is bright and cozy, ideal for hosting or relaxing after a long day.

The kitchen blends clean lines with CONTEMPORARY flair, featuring crisp QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES and PLENTY of cabinet space to keep things neat and functional. Whether itâ€™s a casual breakfast or a dinner with friends, the dining area is ready for it all! And the adjacent PRIVATE BALCONY with GAS BBQ HOOK UP offers a great spot to step outside and enjoy some fresh air.



Upstairs, youâ€™ll find THREE generously sized bedrooms, thoughtfully laid out for both privacy and comfort. The primary suite offers a peaceful escape with its own EN-SUITE bathroom while the remaining two bedrooms are served by a sleek 4-piece bath.

Additional perks? The FRESHLY PAINTED DOUBLE ATTACHED GARAGE not only adds appeal but also leads to a rear DRIVEWAY with space for TWO more vehicles. And just STEPS from your garage, youâ€™ll find the communityâ€™s EXCLUSIVE amenities, an impressive GYM, a PARTY ROOM, a fun-filled PLAYGROUND and convenient VISITOR PARKING, all located DIRECTLY ACROSS from your unit.

Top it off with easy access to schools, parks, public transit, and shopping, and youâ€™ve got a home that doesnâ€™t just check the boxes, it welcomes you in and makes you want to stay. (Some photos have been virtually staged)

Built in 2018

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2227172 |
| Price | \$293,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,240 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 103, 401 Athabasca Avenue |
| Subdivision | Abasand |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9J 0A1 |

Amenities

| | |
|----------------|---|
| Amenities | Fitness Center, Parking, Party Room, Playground, Visitor Parking |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Owned, Parking Pad, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Recreation Facilities |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Playground, Private Entrance, Private Yard |
| Lot Description | Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 86 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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