

\$535,000 - 684 Athabasca Avenue, Fort McMurray

MLS® #A2264229

\$535,000

5 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.07 Acres

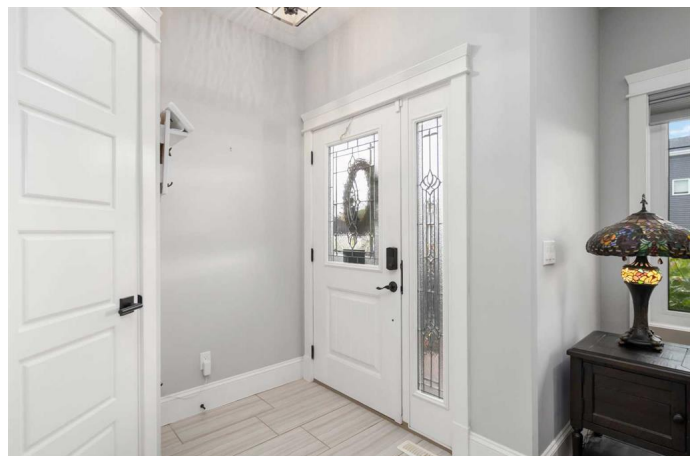
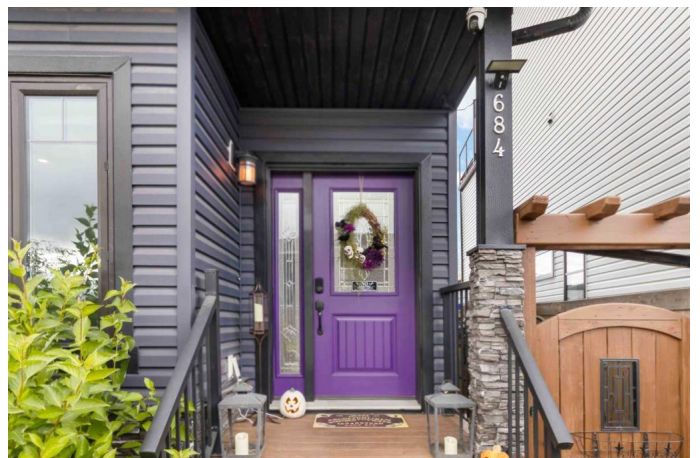
Abasand, Fort McMurray, Alberta

Don't miss this opportunity to own this beautifully well maintained home in Abasand. This 5 bedroom, 2.5 Bath home has 1,464 sq ft of living space. This must see home features open concept living, double sided fireplace in living room, gorgeous kitchen with gas cook top stove, ample cupboard space, kitchen island, and quartz countertops on the main floor. This NO CARPET HOME with IVF Flooring upper floor has a laundry room, large primary master with large walk in closet, and additional spacious bedrooms. YOUR basement includes infloor heat, wet bar, a built in bedroom that can be reverted back to open living space, a spacious bathroom with soaker tub, and a study area! Other features include Water Filter Action System, Full Irrigation system front and back with pop up sprinkler by rainbird, Central A/C, and is roughed in for Central Vac. YOUR rear alley access double detached heated garage is sure to please! This home is WOW, Hot on the Market, Priced to Sell, and a Must See!!! Get in before its Gone! Book your showing today!

Built in 2017

Essential Information

MLS® #	A2264229
Price	\$535,000
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	684 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1H8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, On Street
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	10
Zoning	R1P

Listing Details

Listing Office	People 1st Realty
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