

# \$639,900 - 410 Athabasca Avenue, Fort McMurray

MLS® #A2224804

**\$639,900**

4 Bedroom, 5.00 Bathroom, 1,843 sqft

Residential on 0.19 Acres

Abasand, Fort McMurray, Alberta

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—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



officeâ€”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 bedroomâ€”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 donâ€™t come around often. Fall in love with 410 Athabasca Avenueâ€”schedule your private tour today.

Built in 1996

**Essential Information**

MLS® #	A2224804
Price	\$639,900
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	1,843
Acres	0.19
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	410 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1A9

### Amenities

Parking Spaces	7
Parking	Additional Parking, Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Side By Side, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Balcony, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped, Lawn, No Neighbours Behind, Private, Treed, Views, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	11
Zoning	R3

### **Listing Details**

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.