

\$299,999 - 279, 401 Athabasca Avenue, Fort McMurray

MLS® #A2246406

\$299,999

3 Bedroom, 3.00 Bathroom, 1,226 sqft

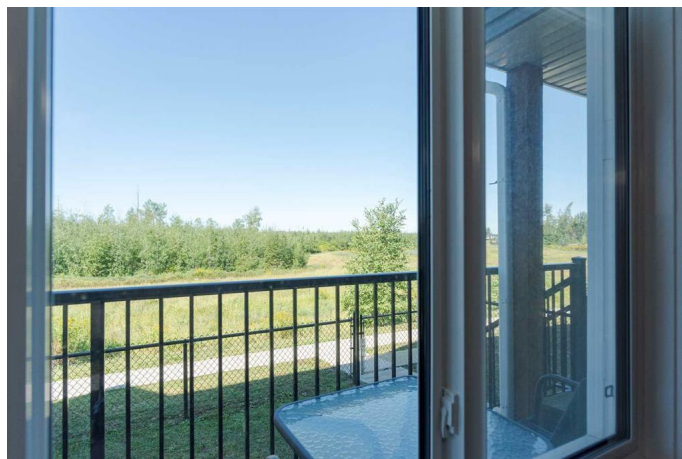
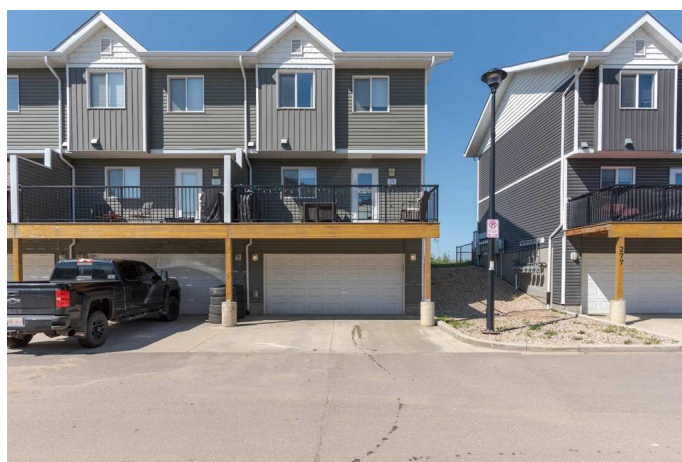
Residential on 0.00 Acres

Abasand, Fort McMurray, Alberta

Experience this meticulously maintained end unit townhome nestled on a peaceful greenbelt with no rear neighbors, offering privacy and tranquility. Located at #279 401 Athabasca Avenue, this corner unit is within walking distance to schools, daycare, parks, trails, and local amenities. It is also conveniently close to the bus stop. Boasting 1225 sq ft of functional living space, this 3-bedroom, 2.5-bath two-storey home features a bright and open main level. The kitchen shines with white quartz countertops, stainless steel appliances, dark cabinetry, and a stylish glass tile backsplash. The dining area conveniently opens to a patio, perfect for summer barbecues, while the cozy living room boasts a corner gas fireplace and direct access to a half bath. The primary bedroom and living room offer stunning forest and trail views, creating a serene backdrop for everyday living. Upstairs, you'll find plush carpeted floors, a full bathroom, and three bedrooms, including a spacious primary with a walk-in closet and a 4-piece ensuite bath. The lower level includes a laundry/utility room and access to the attached garage. Upgrades include new lighting fixtures and central air conditioning for added comfort. Don't miss out—call now to schedule your private viewing!

Built in 2018

Essential Information



MLS® #	A2246406
Price	\$299,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	279, 401 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J0A1

Amenities

Amenities	Clubhouse, Fitness Center, Park, Playground, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Breakfast Bar, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, No Neighbours Behind, See Remarks, Greenbelt
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R3

Listing Details

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

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.