

\$425,888 - 120 Atkinson Road, Fort McMurray

MLS® #A2270096

\$425,888

4 Bedroom, 2.00 Bathroom, 1,047 sqft

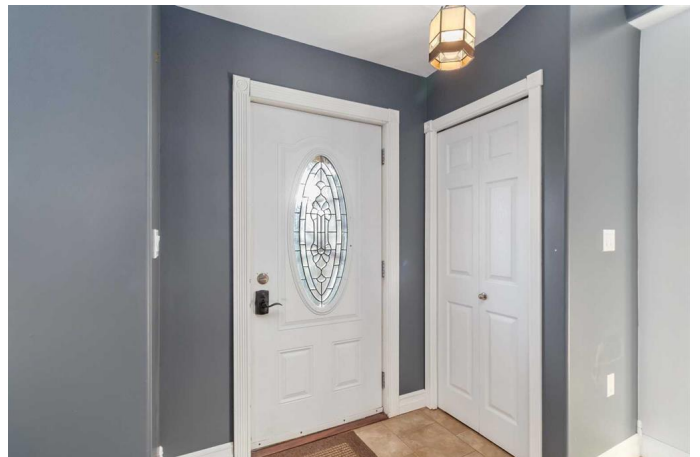
Residential on 0.11 Acres

Abasand, Fort McMurray, Alberta

120 ATKINSON ROAD CHECKS OFF ALL THE BOXES FOR THOSE WHO WANT A BIG 24X26 HEATED GARAGE, MOVE-IN-READY CONDITION, AND IMMEDIATE

OCCUPANCY! This one is for all the boys and gals with toys, situated in Abasand, Fort McMurray's only subdivision that allows off-road toys on streets, and you have an oversized 24x26 heated garage with high ceilings and an oversized overhead door.

Let's talk about all the high-ticket upgrades that have been updated: NEW SIDING, SHINGLES ON HOME AND GARAGE, INSULATION, HOT WATER TANK, LUXURY VINYL PLANK FLOORING, AND GRANITE COUNTERTOPS. Rarely do you find a fully developed Bungalow with so many great features and just under 2000 sq ft of living space. Step into the large front living room offering hardwood floors, the spacious, bright kitchen features white cabinetry, a large island with an eat-up breakfast bar, granite countertops, stainless appliances, and a corner pantry. The kitchen overlooks the dining room with garden doors leading to your rear yard. The main level continues with a large Primary bedroom with a spacious walk-in closet and a full 4 pc ensuite. Then you have your 2nd bedroom and full bathroom on this level. This level is complete with the main floor laundry room. The fully finished lower level offers great space with beautiful luxury vinyl plank floors throughout and a large family room and games room with a pool table. Plus,



you have a built-in sauna and 2 more large bedrooms. The exterior of this home has great curb appeal, a front veranda, and lots of trees, making this yard private in those summer months. The rear yard features a large deck with privacy lattice, landscaped and fenced yard, and the dream garage. This is a fantastic home at a fantastic price, call today for your personal tour.

Built in 2001

Essential Information

MLS® #	A2270096
Price	\$425,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	120 Atkinson Road
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1E8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	4
Zoning	R3

Listing Details

Listing Office	COLDWELL BANKER UNITED
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