

# \$469,900 - 628 Athabasca Avenue, Fort McMurray

MLS® #A2257817

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.07 Acres

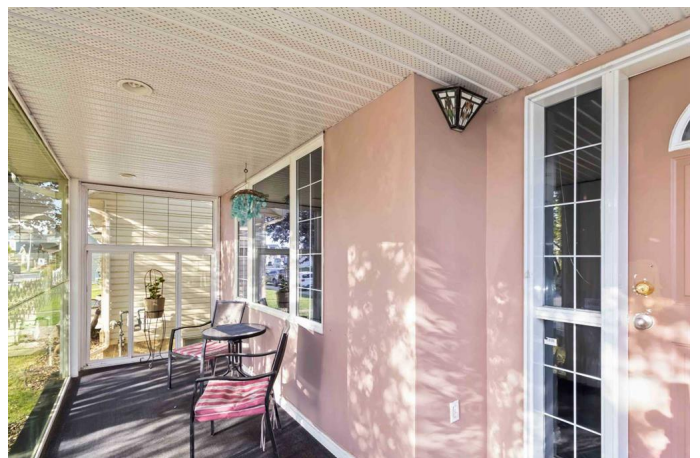
Abasand, Fort McMurray, Alberta

628 Athabasca Avenue is conveniently located in the close knit neighbourhood of Abasand, and is highlighted by updates that include the roof, siding, furnace, and air conditioning, all less than 10 years old. Upon entering, the warm cozy living room greets you, and also has a cute fireplace that provides extra heat in those winter months. The living room is separated from the kitchen by a peek through in the wall. The charming eat-in kitchen has ample counter and cupboard space, and a stainless appliance package. Directly off the kitchen is a two piece powder room, and the rear door to the closed in deck. Heading upstairs, you'll find three bedrooms and a 4 piece bath. The basement is completely finished, and includes a fourth bedroom, a full four piece bath, the laundry nook, and a nice sized lounging and tv area. This home is on the greenbelt side of the Avenue, and has back alley access where you'll be pleased to find a double detached garage. Quick possession available

Built in 2002

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2257817  |
| Price      | \$469,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,111       |
| Acres          | 0.07        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 628 Athabasca Avenue |
| Subdivision | Abasand              |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9J 1H8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air, Fireplace Insert                                                 |
| Cooling           | Central Air                                                                  |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas                                                                          |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Fire Pit                 |
| Lot Description   | Back Lane, Greenbelt     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 17th, 2025  
Days on Market        4  
Zoning                      R1P

**Listing Details**

Listing Office            People 1st Realty

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