

# **\$569,900 - 696 Athabasca Avenue, Fort McMurray**

MLS® #A2185185

**\$569,900**

4 Bedroom, 4.00 Bathroom, 1,620 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

696 Athabasca Ave - This gorgeous new construction home is built by Prestigious Alves Developments. Situated on a beautiful lot with a stunning view looking onto the river and downtown area. Your home has rear alley access to your double detached garage that is insulated, drywalled and equipped with a garage door opener. Inside your home you will find a bright open concept main floor plan. The massive living room is finished elegantly with vinyl plank flooring, a beautiful upgraded built in electric fireplace feature and remote. The dinette is open to the kitchen and living room great for entertaining with friends and family; featuring upgraded light fixture an abundance of natural lighting and high ceilings. The kitchen is finished with two tone cabinets, with quartz counter tops, the large island allows extra eating area and more storage space. You will also find your kitchen is beautifully finished with a pantry area, mouldings around the top of the cupboards and direct access to your back deck with low maintenance railings leading you to your backyard and detached garage. Upstairs you will find a bonus room your primary bedroom includes a full walk-in closet with built-in shelving and a beautifully finished en suite. The second level of your home also includes two spare bedrooms that are oversized with laundry facilities, and a main bathroom. The basement is fully developed with a massive rec room area, another bedroom and a four piece bathroom. This home is a must see!! Call today for your



private viewing

Built in 2024

**Essential Information**

MLS® #	A2185185
Price	\$569,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	696 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1L8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Other, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	January 1st, 2025
Days on Market	118
Zoning	R1P

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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