

# \$550,000 - 474 Athabasca Avenue, Fort McMurray

MLS® #A2240387

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.14 Acres

Abasand, Fort McMurray, Alberta

**WOW! RARE FIND HOME WITH A TRIPLE GAR GARAGE WITH LOFT + IN-FLOOR HEAT BACKING THE GREENBELT!!**

Welcome to 474 Athabasca Avenue - This stunning property boasts a wealth of desirable features, perfect for families and those who love to entertain. With a rare find triple car garage featuring in-floor heat, you'll enjoy comfort and convenience year-round. The exterior has been updated with new shingles and siding in 2017, ensuring durability and curb appeal. Enjoy the tranquility of backing onto green space and the beauty of an immaculately maintained pond in your own front lawn. The home includes 4 spacious bedrooms and 3 full bathrooms, providing ample space for everyone. Step inside to discover the elegance of engineered hardwood flooring throughout the main living areas and beauty of vaulted ceilings. The custom kitchen is a chef's dream, featuring quartz countertops and soft-close cupboards, combining style and functionality. Additional highlights include an extra long driveway with RV parking, 2 new Hot Water Tanks, Central Air Conditioning, and a 3 season log cabin style sunroom. Located in desirable neighborhood of Abasand close to parks, schools, shopping + bus routes + more! If you're the outdoorsy type, Abasand is the perfect location for you as it is neighborhood conducting the RMWB Pilot Project allowing off-road vehicles on municipal roads. This home is a must-see!!



Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240387    |
| Price          | \$550,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,163       |
| Acres          | 0.14        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 474 Athabasca Avenue |
| Subdivision | Abasand              |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9J1B4               |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 6                                                                   |
| Parking        | Driveway, Garage Door Opener, Heated Garage, Triple Garage Detached |
| # of Garages   | 3                                                                   |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Vaulted Ceiling(s)                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | Central Air                                                                                 |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Electric                                                                                    |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                 |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Concrete, Vinyl Siding                                                              |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 36              |
| Zoning         | R3              |

## Listing Details

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

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