

\$429,900 - 109 Richardson Lane, Fort McMurray

MLS® #A2229070

\$429,900

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.08 Acres

Abasand, Fort McMurray, Alberta

FULLY RENOVATED | DETACHED GARAGE

| 4 BED + 2 BATH . Welcome to 109

Richardson Lane Tucked away in a quiet cul-de-sac in the sought-after community of Abasand, this beautifully renovated home is truly move-in ready. With a complete interior renovation, every detail has been thoughtfully updated to offer modern comfort and style. Step inside to discover a fresh, open-concept layout featuring all-new interiorsâ€”ideal for todayâ€™s living. Walking in, the spacious tile entryway features a built-in bench and custom organizer. Head upstairs and you're greeted with brand-new everything, starting with a sleek, custom white kitchen equipped with quartz countertops, a central island, ample cabinetry, elegant white subway tile backsplash, and black stainless steel appliancesâ€”a true showstopper! The main floor also offers a generous dining area, a large and bright living room, two bedrooms, and a 4-piece bathroom, along with a side entrance that gives access to a brand new side deck and stairwell. Downstairs, the fully finished brand-new basement adds two more large bedrooms, a second 4-piece bathroom, a massive rec room, and an abundance of storage space. Step outside to enjoy the fenced backyard with deck, perfect for summer BBQs and relaxing evenings. Off the back alley, you'll find a 30â€™ x 18â€™ detached garageâ€”ideal for parking, storage, or a workshop setup. Upgrades completed in the last 5 months include: All new electrical and



plumbing, all new triple-pane windows, furnace, hot water tank, and HRV unit, ceiling texture & light fixtures, flooring, paint, baseboards & trim, Interior railings, interior doors, countertops, and attic insulation, and new man door on garage. Siding and shingles have been recently replaced as well. Located close to walking trails and green space, this home is a perfect blend of modern updates and peaceful surroundings. Donâ€™t miss your chance to own a like-new home in one of Fort McMurrayâ€™s most established neighbourhoods. Book your private showing today! Located in a family-friendly neighbourhood with quick access to trails, schools, and downtown Fort McMurray, this home offers the perfect balance of convenience and serenity.

Built in 2004

Essential Information

MLS® #	A2229070
Price	\$429,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	109 Richardson Lane
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9H4W5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	3
Zoning	R1P

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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.