

\$469,900 - 736 Athabasca Avenue, Fort McMurray

MLS® #A2252623

\$469,900

4 Bedroom, 4.00 Bathroom, 1,476 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Modern 4-Bedroom Home in Abasand with Stunning City Views!

Welcome to this beautiful modern home in the heart of Abasand, offering incredible views of the city from your walkout basement and large rear deck. From the moment you step inside, youâ€™ll love the open-concept feel with a bright living room. The main floor boasts durable vinyl flooring, a sleek kitchen featuring WHITE quartz countertops, BLACK stainless steel appliances, and plenty of space to entertain. hile upstairs offers cozy carpet and the convenience of laundry right where you need itâ€™complete with an all-in-one washer/dryer unit. The primary suite features a spacious walk-in closet and a full ensuite bathroom. ownstairs, the fully finished walkout basement includes a bedroom, full bathroom, and living roomâ€™perfect for guests, family, or extra space to relax. Other great features include central air conditioning, a water softener. This is an amazing home you donâ€™t want to missâ€™call today to book your showing!

Built in 2020

Essential Information

MLS® #	A2252623
Price	\$469,900
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,476
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	736 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1H7

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 29th, 2025
Days on Market 30
Zoning R1P

Listing Details

Listing Office EXP REALTY

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.