



## 474 Athabasca Avenue , Fort McMurray, Alberta - \$539,900



Main Photo

### Property Description

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!!

## REALTOR Referral

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