

546 Athabasca Avenue
Fort McMurray, Alberta

MLS # A2224423



\$485,000

Division:	Abasand		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,407 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Greenbelt, Interior Lot, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hoodfan, Washer, Dryer, Basement Bar Fridge x2, Garage Opener, Central AC, Garage Shelving, Gazebo, Hot Tub (as-is, where-is)

Welcome to 546 Athabasca Avenue, a rare opportunity to own a beautifully updated home backing directly onto the greenspace in Abasand, where sweeping views of the river valley and access to scenic walking trails offer a lifestyle rich in nature and community. This modified bi-level welcomes you with a spacious front entry and soaring vaulted ceilings that create an airy, open atmosphere throughout the main floor. The kitchen is designed for function and style with painted white cabinetry, refinished countertops, and stainless steel appliances, while the adjacent dining area and living room flow seamlessly together. The living room features a cozy gas fireplace and large bay windows that fill the space with natural light. Throughout the home, tasteful upgrades like board & batten feature walls, updated light fixtures, and vinyl plank flooring add charm and cohesion. The main level hosts two generously sized bedrooms, one with impressive 12-foot ceilings and the other with patio doors leading out to a large deck that spans the full width of the home, providing a perfect space for outdoor dining or relaxation. A few steps up from the main level, you'll find a convenient laundry closet complete with cabinetry, a folding counter, and a hanging rack. The spacious primary retreat offers a peaceful escape with a built-in window bench, walk-in closet with built-ins, and a modernized ensuite that includes a sliding barn door, a vanity with hexagon tile backsplash, and a tub/shower combo. The finished basement offers incredible family space with a massive rec room featuring a wet bar with dual bar fridges. There's an additional large bedroom and an updated 3-piece bathroom with a corner shower, heated towel rack, and contemporary vanity. A unique bonus is the whimsical kids' hideaway tucked beneath the stairs, finished with pot lighting and an arched entryway. This home has been

meticulously maintained and thoughtfully improved, with central air conditioning for year-round comfort, a hot water tank replaced in 2016, shingles replaced in 2023, a fully repainted interior in 2016, and the rear fence replaced in 2022. The double-attached garage includes built-in metal shelving and hot/cold taps for added convenience. Out back, the spacious yard offers room to play and unwind, featuring a firepit area with a gazebo and a Bullfrog hot tub, all included in the sale. The location is truly unbeatable. Enjoy direct access to walking trails, incredible views of the river valley, and a front-row seat to the fireworks at the Snye and the northern lights, all from the comfort of your own backyard. Abasand is a family-friendly neighbourhood known for its excellent elementary schools, a fantastic daycare, several playgrounds, OHV-permitted roadways, and first-come, first-serve recreational vehicle parking. A bus stop located just across the street makes commuting for school or work convenient, and the home's close proximity to the hospital and downtown ensures easy access to amenities.