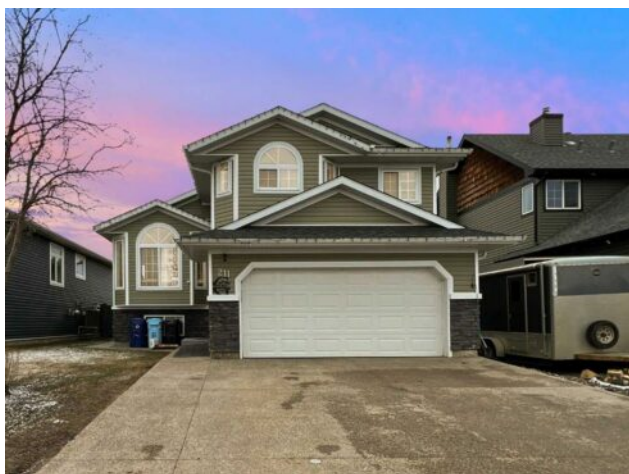


**211 Atkinson Lane**  
**Fort McMurray, Alberta**

**MLS # A2213196**



**\$629,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,641 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Gazebo, Greenbelt, No Neighbours Behind, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Walk-In Closet(s)		

**Inclusions:** 2 fridges, 2 stoves, 2 dishwashers, washer, dryer, 2 microwaves, windows covering, garage remote, central a/c

Welcome to 211 Atkinson Lane! This modified bi-level home sitting on a 5,185 sq ft lot backing onto the GREENBELT has an ATTACHED HEATED DOUBLE GARAGE plus DETACHED 24'x12' GARAGE in the backyard with access to the trail system and a BASEMENT SUITE for extra income. FRESHLY PAINTED main level with NEWER LAMINATED FLOORING and NEW LIGHT FIXTURES. As you enter the home, you will find a large and bright living room with vaulted ceiling. At the back is an open concept living area featuring a kitchen with refinished cabinets and corner pantry, a dining room with a rear door to access the back deck and a family room with gas fireplace. Down the hall are two good size bedrooms and a 4-piece bathroom. On the upper floor is the large and bright primary bedroom with walk-in closet and 4-piece ensuite. The fully develop basement has laminated flooring throughout and a bedroom closed off from the suite that belong to the top floor. The suite, which has its OWN FURNACE, SEPARATE ENTRY and SEPARATE LAUNDRY, features a kitchen with eating area and pantry, a large family room, a large bedroom and 4-piece bathroom. The backyard has a huge deck with gazebo plus a patio with stone for a firepit great for summer entertainment and it is fully fenced with a gate and a garage for your off-road toys with direct to access the greenspace and trail. Book your appointment today!