

# \$629,900 - 211 Atkinson Lane, Fort McMurray

MLS® #A2213196

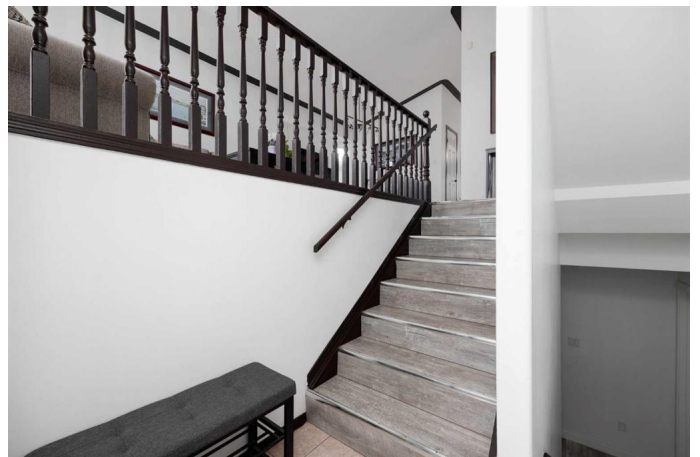
**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,641 sqft

Residential on 0.12 Acres

Abasand, Fort McMurray, Alberta

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!



Built in 2002

## Essential Information

MLS® #	A2213196
Price	\$629,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,641
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	211 Atkinson Lane
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1E8

## Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Single Garage Detached
# of Garages	3

## Interior

Interior Features	High Ceilings, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

**Exterior**

Exterior Features	Fire Pit, Lighting, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Private, Views, Gazebo, Greenbelt, Yard Lights
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	105
Zoning	R3

**Listing Details**

Listing Office	KIC 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.