

\$550,000 - 474 Athabasca Avenue, Fort McMurray

MLS® #A2240387

\$550,000

4 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.14 Acres

Abasand, Fort McMurray, Alberta

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!!



Built in 2001

Essential Information

MLS® #	A2240387
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,163
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	474 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1B4

Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	20
Zoning	R3

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.