

696 Athabasca Avenue
Fort McMurray, Alberta

MLS # A2185185



\$569,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: 10 year new home warranty, fridge, gas, stove, microwave, dishwasher, washer, dryer, garage door opener, front landscaping

696 Athabasca Ave - This gorgeous new construction home is built by Prestigious Alves Developments. Situated on a beautiful lot with a stunning view looking onto the river and downtown area. Your home has rear alley access to your double detached garage that is insulated, drywalled and equipped with a garage door opener. Inside your home you will find a bright open concept main floor plan. The massive living room is finished elegantly with vinyl plank flooring, a beautiful upgraded built in electric fireplace feature and remote. The dinette is open to the kitchen and living room great for entertaining with friends and family; featuring upgraded light fixture an abundance of natural lighting and high ceilings. The kitchen is finished with two tone cabinets, with quartz counter tops, the large island allows extra eating area and more storage space. You will also find your kitchen is beautifully finished with a pantry area, mouldings around the top of the cupboards and direct access to your back deck with low maintenance railings leading you to your backyard and detached garage. Upstairs you will find a bonus room your primary bedroom includes a full walk-in closet with built-in shelving and a beautifully finished en suite. The second level of your home also includes two spare bedrooms that are oversized with laundry facilities, and a main bathroom. The basement is fully developed with a massive rec room area, another bedroom and a four piece bathroom. This home is a must see!! Call today for your private viewing