

# \$485,000 - 546 Athabasca Avenue, Fort McMurray

MLS® #A2224423

**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.14 Acres

Abasand, Fort McMurray, Alberta

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.

Built in 2002

## Essential Information

MLS® #	A2224423
Price	\$485,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,407
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	546 Athabasca Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1H6

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, See Remarks
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Other
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Lot Description	Backs on to Park/Green Space, Gazebo, Greenbelt, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 24th, 2025
Days on Market	27
Zoning	R1

### **Listing Details**

Listing Office	EXP REALTY
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