

179 Atkinson Lane  
Fort McMurray, Alberta

MLS # A2163354



## \$449,888

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Greenbelt, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Pantry, Walk-In Closet(s)		

**Inclusions:** 2 fridges, 2 stoves, dishwasher, washer/dryer, heater in garage

FULLY DEVELOPED RAISED BUNGALOW BACKING THE GREENBELT, SPEARATE ENTRANCE, 5 BEDROOMS 3 FULL BATHS. Located in the heart of Abasand backing the trail system and tree line. This is the perfect location for those who want to go from their back yard with their off road vehicles. The fully fenced yard features a double gate on the back to access the trails right from you back yard. The exterior also features a extra wide front driveway and an attached heated garage. The interior of the home offers over 2300 sq ft of living space, with a large front living room, Bright kitchen with white cabinets and a eat up break fast bar. The large dining room overlooks your backyard. The main level continues with 3 great sized bedrooms and 2 full bathrooms. The Primary bedroom offers a walk in closet and 4 pc bathroom with jetted tub. The fully finished basement has a separate entrance from the back that leads to a large family room 2 bedrooms and a full bathroom. As well as you have a oversized kitchen and dining space. The home is currently rented and tenants are will to stay. Theis home is in walking distance to schools, park and only minutes from downtown. Call today for more details or schedule you personal tour. Note photos are limited due to it being tenant occupied.