

# \$549,900 - 175 Atkinson Lane, Fort McMurray

MLS® #A2238474

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,275 sqft

Residential on 0.11 Acres

Abasand, Fort McMurray, Alberta

Welcome to your DREAM HOME in the sought after ABASAND neighbourhood, where picturesque GREENBELT views await you. As you step inside, youâ€™re greeted by a bright and inviting living room bathed in natural light, creating a warm and welcoming atmosphere for family gatherings and entertaining. This spacious residence boasts 4 generously sized bedrooms and 4 full bathrooms, including jetted corner tub in master ensuite, perfectly accommodating the needs of any family. The elegant kitchen, equipped with stainless steel appliances, flows effortlessly into the dining area, making cooking and entertaining a breeze. For added versatility, this property features a lovely 2-BEDROOM FULLY FURNISHED ILLEGAL SUITE with a separate entranceâ€”ideal for guests or potential RENTAL INCOME. The illegal suite offers its own cozy living room complete with a fireplace and a full kitchen, ensuring comfort and privacy. Recent UPDATES enhance the appeal of this home, including NEW CARPET and VINYL PLANK flooring throughout, along with new shingles, windows, insulation, and a hot water tank (all completed in 2017). FRESHLY PAINTED and ready for you to move in, this home is a TRUE GEM. Convenience is at your fingertips, with schools, parks and all downtown amenities just moments away. Enjoy EASY GATE ACCESS to bike and walking trails, perfect for outdoor enthusiasts and families looking to explore the beautiful surroundings. Plus, the HEATED



DOUBLE CAR GARAGE provides ample storage and comfort during colder months. Don't miss your chance to make this beautiful property YOURS. This property is available for a QUICK POSSESSION, schedule your private showing today!

Built in 2002

### Essential Information

MLS® #	A2238474
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,275
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	175 Atkinson Lane
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1G2

### Amenities

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

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer,

	Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Greenbelt, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	14
Zoning	R3

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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