

# \$339,900 - 219 Athabasca Avenue, Fort McMurray

MLS® #A2258749

**\$339,900**

4 Bedroom, 2.00 Bathroom, 1,254 sqft

Residential on 0.09 Acres

Dickinsfield, Fort McMurray, Alberta

Home ownership with a great price tag! A unique 2 story town home close to schools, playgrounds and parks! 219 Athabasca avenue packs a big punch with one of the larger corner lot townhomes in the area! There's 2 decks to enjoy, gardening, and room for the kids/pets to play. The side panels of the gate let out to drive an RV or boat in with ease. There is an additional storage shed along with an attached oversized single garage. There is also a double driveway- which is also rare as the rest have singles. Inside the home you'll find a half bath on the main and updated kitchen, flooring, a decent sized living room with a wood burning stove, large windows and patio door to the deck. Upstairs are 3 generously sized bedrooms and a fair size 4 piece bathroom with plenty of cabinet space. In the basement you'll be pleased to find a finished rec room or the possibility to use as a huge 4th bedroom. The laundry room is complete with a wash tub and newer appliances. Some updates include: Shingles & insulation 2017, Hot water tank 2020  
Flooring 2017; Appliances- 2017 (stove being replaced for electric)  
Updated wiring- Copper 100amp! Book today!

Built in 1983

## Essential Information

MLS® #

A2258749



Price	\$339,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,254
Acres	0.09
Year Built	1983
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	219 Athabasca Avenue
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1G5

### Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	3

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R1S

### **Listing Details**

Listing Office	People 1st Realty
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