# \$649,900 - 211 Atkinson Lane, Fort McMurray

MLS® #A2213196

# \$649,900

5 Bedroom, 3.00 Bathroom, 1,641 sqft Residential on 0.12 Acres

Abasand, Fort McMurray, Alberta

Welcome to 211 Atkinson Lane! This modified bi-level home sitting on a 5,185 sq ft lot backing onto the GREENBELT has an ATTACHED HEATED DOUBLE GARAGE plus DETACHED 24'x12' GARAGE in the backyard with access to the trail system and a BASEMENT SUITE for extra income. FRESHLY PAINTED main level with NEWER LAMINATED FLOORING and NEW LIGHT FIXTURES. As you enter the home, you will find a large and bright living room with vaulted ceiling. At the back is an open concept living area featuring a kitchen with refinished cabinets and corner pantry, a dining room with a rear door to access the back deck and a family room with gas fireplace. Down the hall are two good size bedrooms and a 4-piece bathroom. On the upper floor is the large and bright primary bedroom with walk-in closet and 4-piece ensuite. The fully develop basement has laminated flooring throughout and a bedroom closed off from the suite that belong to the top floor. The suite, which has its OWN FURNACE, SEPARATE ENTRY and SEPARATE LAUNDRY, features a kitchen with eating area and pantry, a large family room, a large bedroom and 4-piece bathroom. The backyard has a huge deck with gazebo plus a patio with stone for a firepit great for summer entertainment and it is fully fenced with a gate and a garage for your off-road toys with direct to access the greenspace and trail. Book your appointment today!







## **Essential Information**

MLS® # A2213196 Price \$649,900

Bedrooms 5 Bathrooms 3.00

Full Baths 3

Square Footage 1,641
Acres 0.12
Year Built 2002

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 211 Atkinson Lane

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J 1E8

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Heated Garage, Single Garage Detached

# of Garages 3

#### Interior

Interior Features High Ceilings, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

## **Exterior**

Exterior Features Fire Pit, Lighting, Private Yard, Storage

Lot Description Backs on to Park/Green Space, Gazebo, Greenbelt, No Neighbours

Behind, Private, Views, Yard Lights

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 22nd, 2025

Days on Market 24 Zoning R3

# **Listing Details**

Listing Office KIC Realty

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