

\$319,900 - 130 Athabasca Place, Fort McMurray

MLS® #A2265215

\$319,900

3 Bedroom, 1.00 Bathroom, 539 sqft

Residential on 0.14 Acres

Abasand, Fort McMurray, Alberta

Welcome to 130 Athabasca Place – an inviting home in the heart of Abasand, offering comfort and unbeatable value. Perfectly located close to playgrounds, schools, walking trails, and all amenities, this home provides both convenience and a strong sense of community in a quiet cul-de-sac. Step inside to discover bright, open-concept living and dining areas designed for easy entertaining, with sliding doors leading to the yard – the perfect spot to enjoy your morning coffee or summer barbecues. The living room’s charming bay window fills the space with natural light, creating a warm and welcoming atmosphere. The kitchen offers ample cabinetry, a breakfast bar, and a functional layout that makes everyday cooking a breeze. The basement features three spacious bedrooms, each with generous sized closets as well as a full bathroom for your convenience. Outside, the massive, fully fenced backyard is ready for gatherings, outdoor play, or even future garage plans – complete with a shed for extra storage and a concrete driveway to meet your parking needs. This property is full of potential and an excellent opportunity for anyone looking to add personal touches at an affordable price point. Don’t miss the chance to make this lovely Abasand home your own! Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Built in 2001



Essential Information

MLS® #	A2265215
Price	\$319,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	539
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	130 Athabasca Place
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1B4

Amenities

Parking Spaces	2
Parking	None, Concrete Driveway

Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025
Days on Market 9
Zoning R3

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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