

# \$539,000 - 506 Athabasca Avenue, Fort McMurray

MLS® #E4452727

## \$539,000

6 Bedroom, 3.00 Bathroom, 1,183 sqft  
Single Family on 0.00 Acres

Abasand Heights, Fort McMurray, AB

Welcome to this beautifully updated 6 bedroom, 3 bathroom bi-level home that backsÂ onto a green belt with the convenience of a separate basement entrance. Gated, fenced backyard allows for direct access to walking trails. The open-concept kitchen features a large island with sink, new countertops, and mostly new cabinets (2025). New shingles and siding were completed in 2017, with new flooring in the basement (2020) and main floor (2025). The main bath boasts a new vanity, while the remodeled ensuite features a new vanity and stand-up shower. All bathrooms have timer humidity controlled exhaust fans. Parking for 3 vehicles on the resurfaced concrete driveway - rubber-pavement (2021). Close to schools,Â playgroundsÂ and bus stopâ€”perfect for families!

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452727  |
| Price          | \$539,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,183     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 506 Athabasca Avenue |
| Area        | Fort McMurray        |
| Subdivision | Abasand Heights      |
| City        | Fort McMurray        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9J 1G8              |

### **Amenities**

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, No Smoking Home |
| Parking Spaces | 5                                                 |
| Parking        | Double Garage Attached                            |

### **Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                     |
| Fireplaces        | Insert, Mantel, Tile Surround                                                                                           |
| Stories           | 2                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Concrete, Vinyl               |
| Exterior Features | Backs Onto Park/Trees, Fenced |
| Roof              | Asphalt Shingles              |
| Construction      | Concrete, Vinyl               |
| Foundation        | Concrete Perimeter            |

### **Additional Information**

Date Listed August 13th, 2025

Days on Market 17

Zoning Zone 60

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Listing information last updated on August 30th, 2025 at 9:31am MDT