

# \$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            7  
Zoning                        R3

**Listing Details**

Listing Office              ROYAL LEPAGE BENCHMARK

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