

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

MLS® #A2213196

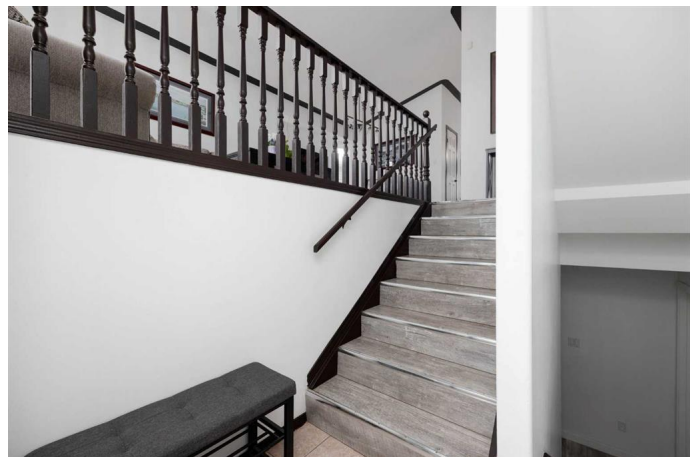
**\$649,900**

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!



Built in 2002

## 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	6
Zoning	R3

**Listing Details**

Listing Office	KIC Realty
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