

\$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 6

Zoning Zone 60

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