

**109 Richardson Lane**  
**Fort McMurray, Alberta**

**MLS # A2229070**



**\$429,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit

**FULLY RENOVATED | DETACHED GARAGE | 4 BED + 2 BATH .** Welcome to 109 Richardson Lane Tucked away in a quiet cul-de-sac in the sought-after community of Abasand, this beautifully renovated home is truly move-in ready. With a complete interior renovation, every detail has been thoughtfully updated to offer modern comfort and style. Step inside to discover a fresh, open-concept layout featuring all-new interiors—ideal for today’s living. Walking in, the spacious tile entryway features a built-in bench and custom organizer. Head upstairs and you’re greeted with brand-new everything, starting with a sleek, custom white kitchen equipped with quartz countertops, a central island, ample cabinetry, elegant white subway tile backsplash, and black stainless steel appliances—a true showstopper! The main floor also offers a generous dining area, a large and bright living room, two bedrooms, and a 4-piece bathroom, along with a side entrance that gives access to a brand new side deck and stairwell. Downstairs, the fully finished brand-new basement adds two more large bedrooms, a second 4-piece bathroom, a massive rec room, and an abundance of storage space. Step outside to enjoy the fenced backyard with deck, perfect for summer BBQs and relaxing evenings. Off the back alley, you’ll find a 30’ x 18’ detached garage—ideal for parking, storage, or a workshop setup. Upgrades completed in the last 5 months include: All new electrical and plumbing, all new triple-pane windows, furnace, hot water tank, and HRV unit, ceiling texture & light fixtures, flooring, paint, baseboards & trim, Interior railings, interior doors, countertops, and attic insulation, and new man door on garage. Siding and shingles have been recently replaced as well. Located close to walking trails and green space, this home is a perfect

blend of modern updates and peaceful surroundings. Don't miss your chance to own a like-new home in one of Fort McMurray's most established neighbourhoods. Book your private showing today! Located in a family-friendly neighbourhood with quick access to trails, schools, and downtown Fort McMurray, this home offers the perfect balance of convenience and serenity.