

# \$359,900 - 161 Robinson Lane, Fort McMurray

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MLS® #A2195726

**\$359,900**

4 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

Welcome to 161 Robinson Lane!

Nestled in a quiet cul-de-sac in the heart of Abasand, this charming detached bi-level home offers the perfect blend of comfort, convenience, and functionality. Located in a highly desirable, well-established neighborhood, this home is just minutes from downtown, parks, schools, and essential amenities, making it an ideal choice for families and professionals alike.

Step inside to discover a spacious and inviting layout, featuring four well-sized bedrooms, including a primary suite with a walk-in closet for ample storage and privacy. The vaulted ceilings in the large living room create an open, airy ambiance, while the adjacent dining area is perfect for hosting family meals and gatherings. The open-concept kitchen is both practical and stylish, offering plenty of cupboard and counter space is ideal for cooking, meal prep, and entertaining.

The fully developed basement expands your living space, featuring a generous recreation room that's perfect for family activities or entertaining guests. A cozy fireplace adds warmth and charm, making it a great spot to unwind during colder months. Plus, with two additional bedrooms, a full bathroom, and a laundry room, this lower level is both functional and versatile.



Outside, back lane access ensures efficient parking for everyone. Whether you're looking for a home with room to grow or a well-located investment, 161 Robinson Lane checks all the boxes!

Don't miss out and schedule your private tour today!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2195726    |
| Price          | \$359,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 961         |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 161 Robinson Lane |
| Subdivision | Abasand           |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9J 1L8           |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

**Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | Laminate Counters |
|-------------------|-------------------|

|                 |                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Central Air Conditioner, Electric Oven |
| Heating         | Forced Air                                                                                            |
| Cooling         | Central Air                                                                                           |
| Fireplace       | Yes                                                                                                   |
| # of Fireplaces | 1                                                                                                     |
| Fireplaces      | Gas                                                                                                   |
| Has Basement    | Yes                                                                                                   |
| Basement        | Finished, Full                                                                                        |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Lighting, Private Yard |
| Lot Description   | Back Lane              |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding, Concrete |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 86                  |
| Zoning         | R1P                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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