



THE
A-TEAM

**RE/MAX
FIRST**

105 ADRIAN Crescent, Fort McMurray T9J 1J4

MLS® #: **A2075004**

Area: **Abasand**

Listing Date: **08/21/23**

List Price: **\$499,990**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2018

Lot Information

Finished Floor Area

Lot Sz Ar:

4,973 sqft

Lot Shape:

Abv Sqft:

1,834

Low Sqft:

Ttl Sqft:

1,834

DOM

271

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

0

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Gazebo,Interior Lot,Landscaped,See Remarks
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Closet Organizers,Double Vanity,Pantry,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`9" x 2`11"
Foyer	Main	9`9" x 8`6"
Living Room	Main	13`3" x 16`7"
4pc Bathroom	Second	10`6" x 5`0"
Bedroom	Second	12`0" x 10`8"
Bedroom - Primary	Second	14`2" x 15`9"
Laundry	Second	8`3" x 5`5"

Room	Level	Dimensions
Dining Room	Main	9`9" x 7`9"
Kitchen	Main	9`7" x 13`2"
Office	Main	12`9" x 13`9"
4pc Ensuite bath	Second	8`3" x 10`10"
Bedroom	Second	10`6" x 15`4"
Walk-In Closet	Second	10`6" x 5`1"
Bedroom	Basement	10`10" x 12`2"

Bedroom
Game Room

Basement
Basement

11'8" x 9'1"
29'8" x 21'8"

4pc Bathroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

5'0" x 9'1"
6'8" x 8'7"

Title:
Fee Simple
Legal Desc:

8120574

Zoning:
R1

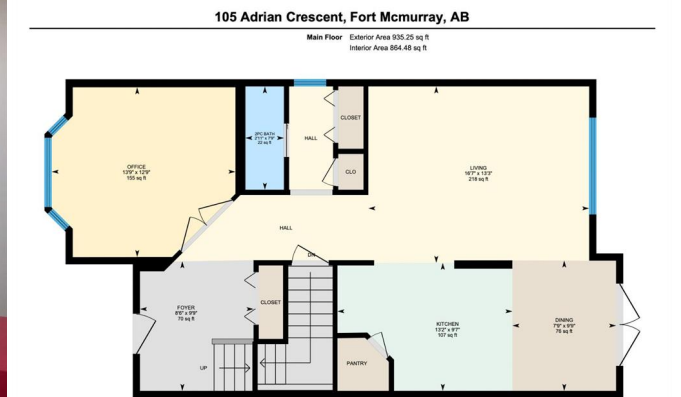
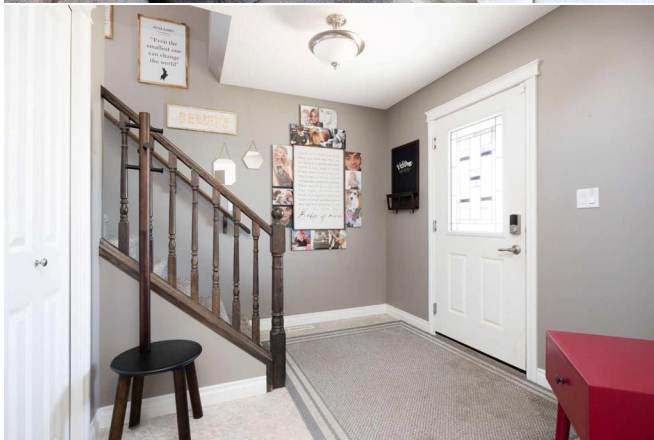
Remarks

Pub Rmks: **If you are looking for a spacious, modern home with RV Parking at an affordable price then look no further! This fantastic property was rebuilt in 2018 and has a great floor plan. Upon entering the home you are greeted with a large foyer that is perfect for unloading groceries, kids from school, or welcoming guests. Adjacent to the front foyer you will find a large office with double doors that could multi-purpose as a main-level playroom, yoga room, fourth bedroom, or secondary living room. Further, on the main level, there is a large living room with laminate flooring, a kitchen with beautiful neutral full-height cabinets, timeless subway tile backsplash, stainless steel appliances, and a corner pantry. The kitchen is complete with a breakfast bar that connects the space with the dining area. The dining features a door out to the large back deck with a gazebo - enjoy taking in the sunsets in your west-facing backyard and minimal yard work with the low maintenance crush throughout the backyard. Upstairs you will find 3 big bedrooms, including the primary bedroom which features a walk-in closet and ensuite with an oversized shower and double sink vanity. The upper level is complete with another full bathroom and a full-sized laundry room with storage and a countertop. The basement is partially developed with framing and accommodates two more bedrooms, a 4 piece bathroom, and a sizable family/rec room. CENTRAL AIR CONDITIONING and RV PARKING on the supersized driveway are mega features worth noting. Abasand is a close-knit community with fantastic schools (Father Beauregard and Ecole Boreale Elementary), OHV Staging Area, Complimentary Recreational Vehicle Parking, Public Transit, Stunning trails that surround the perimeter of the neighbourhood with breath-taking river views, and all are nestled close and convenient proximity to downtown. Make this home yours today!**

Inclusions:
Property Listed By: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, AC, Gazebo
EXP REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

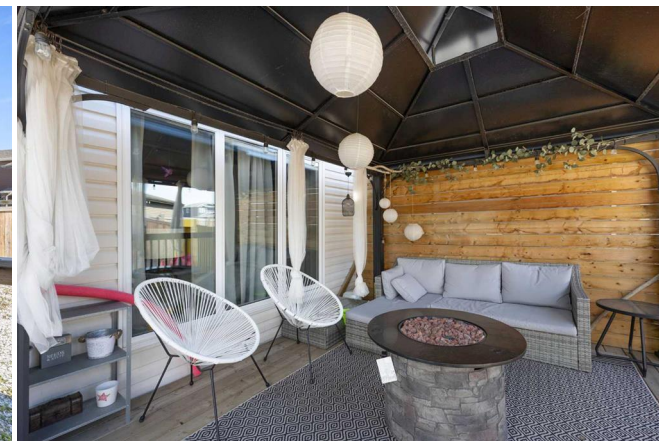
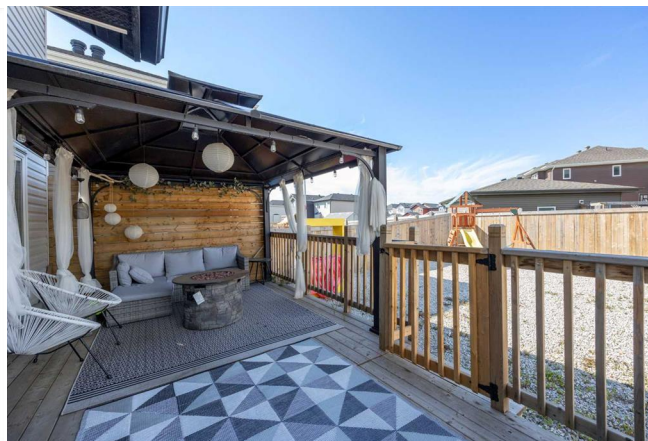






105 Adrian Crescent, Fort McMurray, AB

2nd Floor Exterior Area 899.29 sq ft
Interior Area 831.54 sq ft



105 Adrian Crescent, Fort McMurray, AB

Basement (Below Grade) Exterior Area 850.14 sq ft
Interior Area 782.59 sq ft

