



THE
A-TEAM

**RE/MAX
FIRST**

109 ATHABASCA Crescent, Fort McMurray T9J 1C2

MLS®#: **A2102109**

Area: **Abasand**

Listing Date: **01/18/24**

List Price: **\$579,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2021

Lot Information

Lot Sz Ar:

4,550 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,925

Low Sqft:

Ttl Sqft:

1,925

DOM

104

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4'0" x 6'4"	Dining Room	Main	8'11" x 11'6"
Kitchen	Main	13'0" x 17'0"	Living Room	Main	13'2" x 13'6"
Bedroom	Upper	10'10" x 12'5"	Bonus Room	Upper	11'5" x 14'6"
5pc Ensuite bath	Upper	10'6" x 9'0"	Bedroom	Upper	10'10" x 12'3"
Bedroom - Primary	Upper	15'0" x 14'0"	4pc Bathroom	Upper	8'11" x 6'6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822731

Zoning:
R1S

Remarks

Pub Rmks:

This Brand New Stunning Huge Residence, strategically located close to Downtown, Keyano College, and the Hospital, offers both convenience and quality living. Step into a thoughtfully designed house featuring a Bonus room that adds a touch of luxury to your lifestyle. The open concept main floor seamlessly integrates the kitchen, adorned with ample storage and Granite countertops, creating a stylish and functional space. The living room is a cozy haven, complete with a gas fireplace, hardwood floors, and an abundance of natural light. The upper level boasts a Bonus room, a master bedroom with an ensuite featuring a double vanity and a large walk-in shower, accompanied by a spacious walk-in closet. Two additional well-proportioned bedrooms provide versatility and comfort. Storage is never a concern, as the home offers ample space throughout. As an exciting option, the builder provides the opportunity to develop a 2-bedroom legal suite with a separate entrance, catering to potential rental income or extended family living. Alternatively, customization options are available to meet the buyer's specific requirements for an additional cost. To further enhance your move-in experience, the builder offers a \$5000 Appliance package, ensuring your new home is equipped with quality essentials. Don't miss out on the chance to own this exceptional property, combining Mann Builder's trusted craftsmanship with the allure of downtown proximity and the convenience of nearby amenities. Schedule your private viewing today and envision the possibilities of a lifestyle defined by quality and comfort.

Inclusions:
Property Listed By:

\$5000 Appliances Credit
RE/MAX FORT MCMURRAY

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









