



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 ATHABASCA Crescent, Fort McMurray T9J 1C3**

MLS® #: **A2102902**

Area: **Abasand**

Listing Date: **01/22/24**

List Price: **\$69,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Fort McMurray**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**3,250 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**108**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Title:  
**Fee Simple**  
Legal Desc:

**7822731**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Welcome to the prestigious Abasand neighborhood! This stunning residential lot is a rare opportunity for buyers to own a piece of prime real estate in one of the most sought-after locations in the area. Located just a stone's throw from downtown, this lot is conveniently situated for easy access to all the amenities and attractions that make living in Abasand so desirable. With its partially fenced perimeter, you can enjoy added privacy and security, while still taking in the stunning natural views that surround this incredible property. With the freedom to design and build your dream custom home, the possibilities are endless. From luxurious features to cozy touches, you'll have the ability to create a space that perfectly reflects your unique style and needs. Don't miss out on this incredible opportunity to own a piece of Abasand's prestigious real estate Location. Contact us today to schedule a showing and start building the home of your dreams on this exceptional lot!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX FORT MCMURRAY**

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



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