



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2148527**

Area: **Abasand**

Listing Date: **07/16/24**

List Price: **\$489,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2023**

Finished Floor Area  
Abv Sqft: **1,430**  
Low Sqft:  
Ttl Sqft: **1,430**

Lot Information

Lot Sz Ar: **3,250 sqft**  
Lot Shape:

DOM

**62**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Standard Shaped Lot**  
Park Feat: **Concrete Driveway,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Stone,Veneer,Vinyl Siding**  
Flooring: **Vinyl,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Open Floorplan,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 5`3"
Foyer	Main	10`9" x 7`4"
Living Room	Main	11`6" x 15`0"
4pc Bathroom	Second	7`2" x 9`4"
Bedroom	Second	10`10" x 13`10"
Other	Basement	14`6" x 38`7"

Room	Level	Dimensions
Dining Room	Main	12`10" x 5`1"
Kitchen	Main	15`9" x 13`4"
3pc Ensuite bath	Second	4`9" x 9`3"
Bedroom	Second	8`3" x 11`6"
Bedroom - Primary	Second	10`6" x 16`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7822731**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Welcome to 145 Athabasca Crescent: An elevated and modern design inside and out, this New Home is untouched and ready for it's first owners with a bright open floor plan, custom built ins and features throughout, an attached garage with long driveway and Brand New Appliances Included. Enjoy stress free home ownership with 10 Year Home Warranty at an incredible price point. Welcome to your new home where high ceilings, LED Lights and large windows create a light and airy living space. The modern fireplace makes the living room cozy and inviting and the dining room has built in shelves and a slated feature wall for a pop of character and flare. The Kitchen is host to sleek white cabinets, white quartz countertops, tiled backsplash and New Stainless Steel Appliances including a range hood over the stove, and a rustic yet chic chandelier over the island. Completing the main floor is a 2pc powder room and the open floor plan makes gathering and entertaining a dream with functionality and has great design unlike any other on the market. The second floor is where you'll discover 3 generous sized bedrooms and 2 bathrooms. The primary bedroom is host to its own spacious ensuite bathroom with a black vanity and both bathrooms have a tile surround tub and white quartz countertops. Black lighting and fixtures keep the modern aesthetic cohesive throughout the home. Aside from on the stairs, the entire home has Luxury Vinyl Plank Floors and should you want a basement suite down the road, there is a separate side entrance and awaits your ideas. Upgraded black and grey exterior finishes offer curb appeal to make it stand out from the rest with while only steps from a playground and schools in the area. The backyard has a great sized deck and plenty of space for you to enjoy the warmer summer months while the front is landscaped and complete with a concrete driveway and path. Ready for IMMEDIATE possession, schedule a tour of this untouched new home today and grab one of the last new construction homes on the market!**

Inclusions:  
Property Listed By:

**N/A**  
**The Agency North Central Alberta**

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