

**190 ATHABASCA Crescent, Fort McMurray T9J 1C6**

MLS®#: **A2152152**      Area: **Abasand**      Listing Date: **07/24/24**      List Price: **\$499,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$10k, 07-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **3,900 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,552**  
 Low Sqft:  
 Ttl Sqft: **1,552**

DOM

**54**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **1**

Access:

Lot Feat: **City Lot,Cleared,Lawn,Landscaped**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Unknown,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Instant Hot Water,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Quartz Counters,Recessed Lighting,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	3`3" x 3`3"	Bedroom	Second	3`3" x 3`3"
Bedroom	Second	3`3" x 3`3"	Bedroom	Basement	3`3" x 3`3"
4pc Bathroom	Second		4pc Ensuite bath	Second	
2pc Bathroom	Main		4pc Ensuite bath	Basement	

Title:	Zoning:
<b>Fee Simple</b>	<b>R1S</b>
Legal Desc:	<b>7822731</b>

Remarks

Pub Rmks: **This smartly designed 2 story home with separate entrance to basement is in excellent condition! This home has many custom features throughout with high-end finishings. Upgraded kitchen has sit-up island with built in wine rack. Upgraded appliances are stylish and functional. White quartz counter tops and wood cabinets add to the fine character of this exceptional space. The large backyard features a ground level deck offering privacy and comfort. Upstairs are 3 bedrooms with the Prime having its own full ensuite and large walk-in closet complete with built-in organizers! Still on the second floor is a bonus room/office space that brings more versatility to this well built home. The heated attached garage has floor drain and direct access to the home and yard. In the basement is a large kitchenette/wet bar and family room / 2nd living room. The basement's 4th bedroom has full en-suite and large windows. This home is walking distance to the Abasand Trail System, schools, parks and shopping amenities. Book your showing and tour 190 Athabasca Crescent!**

Inclusions: **N/A**  
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

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