



THE
A-TEAM

**RE/MAX
FIRST**

160 ATHABASCA Crescent, Fort McMurray T9J 1C4

MLS®#: **A2156878**

Area: **Abasand**

Listing Date: **08/12/24**

List Price: **\$59,500**

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:

3,000 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

37

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Direct Access,Paved Road,Public Transportation Nearby,See Remarks

Lot Feat:

Standard Shaped Lot,Street Lighting,Open Lot,Private,See Remarks

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1S

Legal Desc:

7822731

Remarks

Pub Rmks:

Prime Development Opportunity in Abasand! Imagine crafting your dream home in the heart of the charming Abasand neighbourhood, just minutes from downtown. This 3000SF lot provides the perfect foundation for your custom build. Located in a family friendly community, you'll enjoy proximity to essential amenities,

including schools, bus stops, parks, and scenic trails, all within walking distance. Whether you're a first-time buyer or planning your forever home, this lot offers endless possibilities to bring your vision to life. Don't miss out on the chance to be a part of this vibrant neighborhood and turn your dream into reality. Contact us today for more information!

Inclusions:

N/A

Property Listed By:

COLDWELL BANKER UNITED

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