

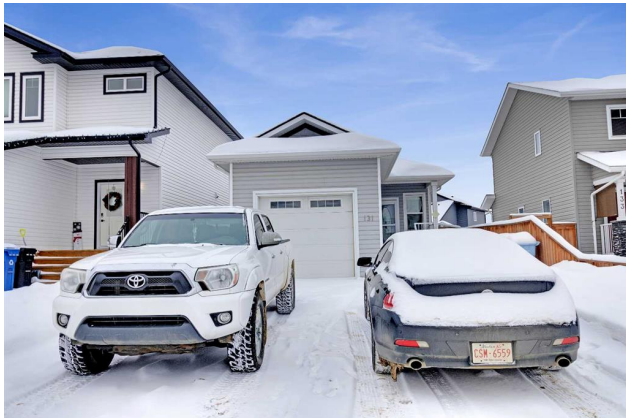


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 ATHABASCA Crescent, Fort McMurray T9J 1C2**

MLS® #: **A2175276**      Area: **Abasand**      Listing Date: **10/25/24**      List Price: **\$479,888**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2017**      Abv Sqft: **1,165**  
 Lot Sz Ar: **3,900 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **1,165**

Access:  
 Lot Feat: **Back Yard,Front Yard**  
 Park Feat: **Single Garage Attached**

DOM

**119**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Vinyl Plank**  
 Sewer: **Public Sewer,Sewer**      Water Source: **Public**  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Storage**  
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Available,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 9`0"	4pc Bathroom	Main	4`11" x 8`2"
Bedroom - Primary	Main	11`7" x 13`11"	4pc Bathroom	Basement	5`10" x 9`2"
Bedroom	Basement	9`9" x 15`4"	Bedroom	Basement	9`7" x 14`4"
Bedroom	Basement	11`2" x 12`6"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**7822731**

Remarks

Pub Rmks:

**HUGE BUNGALOW BUILT IN 2017 WITH A SURPRISING 2230 SQ FT OF LIVING SPACE THAT INCLUDES 4 BEDROOMS AND 3 FULL BATHROOMS, GRANITE COUNTEROPS, WHITE CABINETRY, LUXURY VINLY PLANK, EXTRA WIDE DRIVEWAY AND MORE! As the old saying goes don't judge a book by its cover, from the outside you wouldn't think it had this much living space coming in over 2200 sq ft with luxury finishes from top to bottom. This impressive and unique design features 9ft ceilings on the main. a large front foyer that leads to a main level covered in luxury vinyl plank floors. This level offers an open concept with a modern kitchen featuring a wraparound island with an eat-up breakfast bar, gleaming granite countertops, loads of white cabinets, pantry and stainless-steel appliances. There is a dining room with garden doors leading to your deck and a fully fenced and landscaped yard. Off the dining room is your bright living room. The main level continues with your Primary bedroom and full ensuite featuring granite countertops and walk-in tiled shower. This level is complete with a separate laundry room with built-in shelving, along with direct access to your attached heated garage. The extra wide staircase with lights takes you to the fully developed lower level offers 10 ft ceilings, 3 huge bedrooms and a full 4 pc bathroom, and a large family room and games room. In addition, this level offers lots of storage space. Additional features of this pristine and move in ready home are CENTRAL A/C, CENTRAL VAC, SHED IN THE YARD, and THE ATTACHED HEATED GARAGE WITH HIGH CEILINGS. For additional peace of mind this home has had a PRELIST HOME INSPECTION COMPLETED and has a clean bill of health, along with remaining ALBERTA NEW HOME WARRANTY, on this stunning home. Located in Abasand which was voted the favorite Neighbourhood in Fort McMurray in 2023, in walking distance to elementary schools, trails and parks and only mins from downtown. Call to schedule your personal tour of this home ready for immediate occupancy.**

Inclusions:  
Property Listed By:

**Fridge, stove, microwave, dishwasher, washer, dryer, blinds, garage remotes, central a/c, central vac, garage heater, shed  
COLDWELL BANKER UNITED**

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



