



THE
A-TEAM

**RE/MAX
FIRST**

162 ATHABASCA Crescent, Fort McMurray T9J 1C4

MLS® #: **A2180960**

Area: **Abasand**

Listing Date: **11/28/24**

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: **2017**

Lot Information

Lot Sz Ar: **3,000 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,474**

Low Sqft:

Ttl Sqft: **1,474**

DOM

23

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Landscaped,Standard Shaped Lot
Aggregate,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking
Pad,Side By Side,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`0"	Dining Room	Main	9`1" x 12`11"
Kitchen	Main	9`11" x 13`11"	Living Room	Main	9`11" x 13`11"
Mud Room	Main	7`5" x 9`0"	4pc Bathroom	Second	8`3" x 5`0"
4pc Ensuite bath	Second	8`2" x 4`11"	Bedroom	Second	9`2" x 10`5"
Bedroom	Second	9`7" x 11`10"	Laundry	Second	5`2" x 6`11"
Bedroom - Primary	Second	10`6" x 14`3"	Walk-In Closet	Second	8`3" x 7`1"
4pc Bathroom	Basement	5`1" x 8`3"	Bedroom	Basement	8`0" x 10`9"

Game Room

Basement

10`10" x 24`9"

Furnace/Utility Room
Legal/Tax/Financial

Basement

12`4" x 8`5"

Title:
Fee Simple
Legal Desc:

7822731

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 162 Athabasca Crescent: This beautifully designed KYDAN home offers a spacious layout and thoughtful custom finishes, making it a perfect choice for families or anyone looking for style and comfort at a great price. The modern grey-and-black exterior is complemented by brick accents and a large exposed aggregate driveway, providing ample parking space for two vehicles in front of the heated attached garage. Inside, the main floor is well-planned and welcoming. The kitchen is a standout with its quartz countertops, herringbone tile backsplash, sleek black stainless steel appliances, and a large eat-up peninsula—ideal for meal prep or casual dining. With a corner pantry and plenty of cupboard and counter space, you'll have room for everything. The dining area easily fits a large table and opens directly to the fully fenced backyard, while the living room centres around a fireplace feature wall, creating a cozy gathering spot for family and friends. Upstairs, the wide staircase leads to a functional second floor that includes a convenient laundry room, a large primary bedroom with a walk-in closet and ensuite bath, and two more generously sized bedrooms that are perfect for kids, guests, or a home office. The fully finished basement adds even more versatility, featuring a spacious family room, a fourth bedroom, and a full bathroom—perfect for extra living space or accommodating visitors. Additional highlights include modern black light fixtures, central A/C to keep you cool during the warmer months and a gas line on the back deck for year round BBQing. With its beautiful finishes, smart layout, and attention to detail, this home offers incredible value in a sought-after neighbourhood. Schedule your private tour today.

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













