



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**190 ATHABASCA Crescent, Fort McMurray T9J1C6**

MLS®#: **A2182195**

Area: **Abasand**

Listing Date: **12/13/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,546**  
Low Sqft:  
Ttl Sqft: **1,546**

DOM

**8**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Gazebo,Front Yard,Lawn,Landscaped,Standard Shaped Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Instant Hot Water,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 8`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 12`3"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 5`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`0" x 15`7"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>6`11" x 8`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>8`11" x 13`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 5`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 12`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`2" x 5`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 12`8"</b>

**Kitchen  
Furnace/Utility Room**

**Basement  
Basement**

**5`5" x 12`0"  
8`11" x 7`4"**

**Game Room**

**Basement**

**10`5" x 15`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7822731**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Stunning 2-Storey Home with Custom Features and Separate Basement Entrance! Welcome to 190 Athabasca Crescent - a beautifully designed home built in 2017, offering a perfect blend of style, function, and versatility. This home is in excellent condition and features many custom upgrades throughout, making it an ideal choice for those seeking a modern, move-in ready home. Main Floor: Step inside to find a bright and inviting open concept space that seamlessly combines high-end finishes with practical design. The upgraded kitchen is a chef's dream, featuring a sit-up island with a built-in wine rack, sleek black stainless steel appliances, white quartz countertops, soft-close drawers and doors, and stunning wood cabinetry. This beautiful kitchen is not only functional but also exudes character and style. The spacious living and dining areas offer the perfect setting for entertaining or relaxing, while large windows let in plenty of natural light. Garden doors lead out to the backyard, complete with new sod 2024, a private, ground level deck and fire pit area. Main floor laundry and powder room complete this level. Upstairs: On the second floor, you'll find three generously sized bedrooms, including a luxurious primary suite. The primary bedroom features its own full ensuite bathroom and a large walk-in closet with built-in organizers, offering ample storage space. A versatile bonus room/office space adds even more flexibility to this home, whether you need a home office, playroom, or extra living space. Basement: The fully developed basement is perfect for guests or extended family, with a separate entrance and a spacious layout. It features a large kitchenette/wet bar and a cozy family room, making it ideal for hosting or as a second living area. The fourth bedroom in the basement includes a full ensuite bathroom and large windows that bring in plenty of light. Additional Features: Heated attached garage with floor drain, AC, custom finishes, Hot water on demand and upgrades throughout, offering both style and comfort. Come live in the vibrant community of Abasand, where convenience meets outdoor adventure! Situated amidst the natural beauty of parks and playgrounds, this home offers proximity to two schools, a strip mall, and a gas station for all your daily needs. But that's just the beginning - Abasand boasts some of the most picturesque trails in the region, perfect for ATV rides, or hiking. And with downtown just minutes away, you truly have the best of all worlds. This home offers exceptional value and is designed for modern living. Ready for IMMEDIATE possession — call now to book your showing at 190 Athabasca Crescent today!**

Inclusions:

**STOVE, OTR MICROWAVE, DISHWASHER, WASHER, DRYER, FRIDGE X 2, GARAGE DOOR OPENER, GARAGE HEATER, ALL WINDOW COVERINGS, CENTRAL AIR CONDITIONER, GAZEBO  
COLDWELL BANKER UNITED**

Property Listed By:

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











