



THE
A-TEAM

**RE/MAX
FIRST**

154 ATHABASCA Crescent, Fort McMurray T9J 1C4

MLS®#: **A2186739**

Area: **Abasand**

Listing Date: **01/10/25**

List Price: **\$474,900**

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: **1,271**
Low Sqft:
Ttl Sqft: **1,271**

DOM

10
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**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, Laminate Counters, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`2" x 12`7"
Living Room	Main	11`4" x 13`5"
Bedroom - Primary	Second	11`1" x 14`1"
Bedroom	Second	9`1" x 11`0"
4pc Bathroom	Second	5`6" x 8`2"
Bedroom	Basement	8`7" x 10`6"

Room	Level	Dimensions
Dinette	Main	7`10" x 9`0"
2pc Bathroom	Main	4`9" x 4`7"
3pc Ensuite bath	Second	7`8" x 4`11"
Bedroom	Second	10`2" x 11`0"
Game Room	Basement	10`0" x 14`5"
4pc Bathroom	Basement	8`5" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822731

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to this spacious 4-bedroom family home in Abasand. It has a large exposed aggregate driveway with room for two vehicles in front of the heated attached garage which includes workbenches and ample storage. Off the main entrance, there is access to the garage, as well as a 2-piece bath. You will discover an open concept kitchen, dining, and living area with continuous laminate flooring throughout the space. The kitchen includes stainless steel appliances, lots of storage, tile backsplash, and a large island for easy meal prepping and casual dining. High ceilings and large windows create a light and airy living and dining space, which offer plenty of room to relax and entertain family and friends. Patio doors off of the dining room lead to the back deck, where you can enjoy a fully fenced yard, with two raised garden beds, and a shed large enough to fit an ATV. Upstairs, there are 3 bright and spacious bedrooms and 2 full bathrooms, and a convenient laundry room. The 3 bedrooms each contain closets with built-in organizers. The primary bedroom has a 3-piece ensuite with an updated walk-in shower. The basement is fully developed with additional living space that could be used as a rec room, home office or gym, and a 4th bedroom and an additional 4-piece bathroom. The basement provides additional privacy for guests and family with a separate entrance, and its own washer and dryer and a wet bar. This home is also equipped with A/C, central vacuum, and hot water on demand. Abasand has some of the best trails for walking, hiking, or ATV rides. The proximity to schools, playgrounds, and downtown make this home a desirable location.

Inclusions:
Property Listed By:

N/A
3% REALTY FORT MCMURRAY

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







