



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**154 ATHABASCA Crescent, Fort McMurray T9J 1C4**

MLS®#: **A2186739**

Area: **Abasand**

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

List Price: **\$439,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 11-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,000 sqft**

Lot Shape:

Abv Sqft:

**1,271**

Low Sqft:

Ttl Sqft:

**1,271**

DOM

**119**

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**

**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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 12`7"</b>	<b>Dinette</b>	<b>Main</b>	<b>7`10" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 13`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`1" x 14`1"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`8" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 11`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`6" x 8`2"</b>	<b>Game Room</b>	<b>Basement</b>	<b>10`0" x 14`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`7" x 10`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**7822731**

Remarks

Pub Rmks:

**REDUCED TO 439,500K! 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**









