



THE
A-TEAM

**RE/MAX
FIRST**

131 ATHABASCA Crescent, Fort McMurray T9J 1C2

MLS®#: **A2197177**

Area: **Abasand**

Listing Date: **02/27/25**

List Price: **\$449,888**

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**

Finished Floor Area
Abv Sqft: **1,165**
Low Sqft:
Ttl Sqft: **1,165**

DOM

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

Lot Information

Lot Sz Ar: **3,900 sqft**
Lot Shape:

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

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer,Sewer**
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source: **Public**
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 Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
Legal Desc: **7822731**

Zoning: **R1S**

Remarks

Pub Rmks:

THIS HOUSE MAY LOOK SMALL BUT AS THE QUOTE GOES " DONT JUDGE A BOOK BY ITS COVER". THIS IS A 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 2024 and is the only city subdivision that is offering the pilot project of being able to drive your off roads vehicles around the subdivision. , 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, of this barely lived in just like new home.

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













