



THE
A-TEAM

**RE/MAX
FIRST**

166 ARSENAULT Crescent, Fort McMurray T9J 1J2

MLS®#: **A2213849**

Area: **Abasand**

Listing Date: **04/22/25**

List Price: **\$629,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2016

Lot Information

Finished Floor Area

Lot Sz Ar:

4,271 sqft

Lot Shape:

Abv Sqft:

2,223

Low Sqft:

Ttl Sqft:

2,223

DOM

37

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Greenbelt,Landscaped,Street Lighting
Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Crown Molding,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Sump Pump(s),Tankless Hot Water,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	16`1" x 14`9"	Dinette	Main	38`1" x 45`11"
Kitchen	Main	57`5" x 44`3"	Laundry	Main	20`4" x 23`4"
Office	Main	36`1" x 33`2"	Living Room	Main	50`10" x 43`0"
Sunroom/Solarium	Main	14`9" x 26`7"	Sunroom/Solarium	Main	36`1" x 26`7"
4pc Bathroom	Second	35`1" x 20`0"	4pc Ensuite bath	Second	47`7" x 44`3"
Bedroom	Second	48`11" x 40`8"	Bedroom	Second	37`9" x 33`2"
Bedroom - Primary	Second	42`0" x 57`9"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8120574

Remarks

Pub Rmks:

Amazing Greenbelt listing located in the heart of Abasand Heights close to 2 schools, gas bar, shopping all the trails and only 5 minutes from the downtown core. This beautiful two-story home has many amazing features so let me take you for a tour of this great family home. As you come up the front walk, you'll notice the maintenance free exterior, great curb appeal raised flower beds and the ample parking. Upon enter the home, you're greeted by a good size entryway with coat closet and to the right a flex room which could be used as an office or a playroom for the kids or what ever you want room. The main floor has a large open concept eat in kitchen that is any cooks dream come true. There are plenty of cupboards and granite countertops, walk in pantry nice stainless-steel appliances and a Gas stove for the chief. The breakfast bar is great for happy hour or extra seating when entertaining family and friends. Adjacent to the kitchen is the Livingroom with gas burning fireplace with a rustic floor to ceiling brick mantel the perfect place to relax after a long day at work. One feature that makes this home unique is the 4-season sunroom/solarium off the living room facing the green belt that has its own gas fire place and in floor heating, which is currently used for all the beautiful, feathered friends who enjoy singing in the sunshine. Main floor laundry a 2 pc powder room and access to the garage finish off this level. Upstairs we go the second level where you have 3 three good size bedrooms in the master bedroom has an exquisite luxury ensuite with bubble tub, standup shower with stonework walk-in closets, one in the bathroom and one in the bedroom. Two other bedrooms and another four-piece bathroom finishes off this level. The basement has been semi developed and has in floor heating. The property has on-demand hot water heat, and central air for those Hot summer nights ahead the double attach garage is perfect for any handyman and the garage also has in floor heating.

Inclusions:
Property Listed By:

**Existing S/S Fridge, Stove, Dishwasher, Grey Washer and Dryer, Garage door opener and 2 remotes, BBQ, Central Air conditioning, raised flower beds.
ROYAL LEPAGE BENCHMARK**

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









