



THE
A-TEAM

**RE/MAX
FIRST**

123 ATHABASCA Crescent, Fort McMurray T9J 1C2

MLS® #: **A2224171**

Area: **Abasand**

Listing Date: **05/27/25**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2025

Lot Information

Finished Floor Area

Lot Sz Ar:

3,900 sqft

Lot Shape:

Abv Sqft:

1,766

Low Sqft:

Ttl Sqft:

1,766

DOM

3

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Interior Lot

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Bedroom

Bedroom - Primary

3pc Ensuite bath

Level

Second

Second

Second

Dimensions

3`3" x 3`3"

3`3" x 3`3"

3`3" x 3`3"

Room

Bedroom

2pc Bathroom

4pc Bathroom

Level

Second

Main

Second

Dimensions

3`3" x 3`3"

3`3" x 3`3"

3`3" x 3`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7822731

Zoning:

R1S

Remarks

Pub Rmks:

Welcome to 123 Athabasca Crescent: Currently under construction and set for completion in October 2025, this elegant new build by KUTA Homes offers the same exceptional craftsmanship and modern, high-end finishes the builder is known for—now in a more efficient footprint. With 1,766 sq/ft of thoughtfully designed living space, this home features an open-concept layout, designer kitchen and bathroom finishes, high ceilings, and luxurious details throughout. Every element has been curated to deliver comfort, style, and function—perfect for modern living. The single attached garage provides both convenience and storage, while upgrades such as a garage heater, central air conditioning, broom-finished concrete driveway, front landscaping with final grade, and 10-Year Alberta New Home Warranty are all included to ensure a move-in-ready experience. A rare chance to own a brand-new, high-quality home in Fort McMurray's desirable Abasand neighbourhood—schedule your private tour today. Photos are renderings only. See supplements for additional details.

Inclusions:

Property Listed By:

Garage Heater.

The Agency North Central Alberta

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



