



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

Finished Floor Area
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: **Back Yard,Front Yard,Interior Lot**
Park Feat: **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	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	3`3" x 3`3"	Bedroom	Second	3`3" x 3`3"
Bedroom - Primary	Second	3`3" x 3`3"	2pc Bathroom	Main	3`3" x 3`3"
3pc Ensuite bath	Second	3`3" x 3`3"	4pc Bathroom	Second	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:

Garage Heater.

Property Listed By:

The Agency North Central Alberta

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



