



THE
A-TEAM

**RE/MAX
FIRST**

274 ARSENAULT Crescent, Fort McMurray T9J1J2

MLS® #: **A2226726**

Area: **Abasand**

Listing Date: **06/01/25**

List Price: **\$619,900**

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:

4,803 sqft

Lot Shape:

Abv Sqft:

2,104

Low Sqft:

Ttl Sqft:

2,104

DOM

4

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot,Fruit Trees/Shrub(s),Landscaped,Level

220 Volt Wiring,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Instant Hot Water,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`2"
Kitchen	Main	13`6" x 13`0"
Mud Room	Main	7`3" x 6`0"
4pc Bathroom	Second	9`6" x 5`0"
Bedroom	Second	14`0" x 13`0"
Bonus Room	Second	19`6" x 11`0"
4pc Bathroom	Basement	7`5" x 5`0"
Media Room	Basement	12`3" x 10`8"
Game Room	Basement	20`11" x 18`8"

Room	Level	Dimensions
Dining Room	Main	13`0" x 8`8"
Living Room	Main	14`1" x 13`10"
Office	Main	10`3" x 7`2"
4pc Ensuite bath	Second	14`0" x 5`10"
Bedroom	Second	13`8" x 9`6"
Bedroom - Primary	Second	14`1" x 11`2"
Bedroom	Basement	12`0" x 10`10"
Laundry	Basement	9`2" x 8`9"
Furnace/Utility Room	Basement	9`2" x 4`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8120574

Remarks

Pub Rmks:

A stunning 2-storey with four bedrooms, three and a half bathrooms, a fully finished basement, a heated garage with 12' ceilings and thoughtful upgrades will have you fall in love! Entering this home, you are greeted with a large foyer and abundant natural light. The main floor is stacked with features such as upgraded ceramic tile, an office, a huge pantry, beautiful flooring and large windows surrounding the home. The open concept is perfect for entertaining, and the kitchen is a place for the chef of your new home to be inspired. You have high-end black stainless appliances and a gas stove, along with a giant island allowing for more than enough added counter space. Head to the second level and be welcomed with a large bonus room, three bedrooms and two bathrooms. The primary suite has a dream ensuite with a tiled shower, dual vanity and a large walk-in closet. The basement is fully finished and set up for multi-use. There is a functional media room with wired-in speakers, a rec space to add all the games you want, a large bedroom for friends and family to stay and a full bathroom. Also in the basement is the laundry room, where you will find an upgraded washer and dryer along with a soaking sink wrapped in granite and a large utility room with added storage. The garage and the basement have in-floor heating, and the garage is going to WOW you for sure. 12' ceilings, it is 25'3" x 23'1", it is finished with above-head storage and a floor drain. Abasand is home to two schools, a strip mall, a gas station, an abundance of parks and playgrounds and, best of all, some of the nicest trails where you can go ATV, hike, hunt, fish, and so much more! Located just minutes from the downtown core, you really have the best of all worlds.

Inclusions:
Property Listed By:

**Fridge, stove, OTR microwave, dishwasher, washer and dryer, window coverings, A/C, garage opener
RE/MAX Connect**

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







