



THE
A-TEAM

**RE/MAX
FIRST**

222 ARSENAULT Crescent, Fort McMurray T9J 1J2

MLS® #: **A2237101**

Area: **Abasand**

Listing Date: **07/08/25**

List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2016

Lot Information

Lot Sz Ar:

4,518 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,344

Low Sqft:

Ttl Sqft:

1,344

DOM

1

Layout

Beds:

5 (5)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Gazebo,Lawn

Double Garage Attached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Double Oven,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Soaking Tub,Sump Pump(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8120574

Zoning:

R1

Remarks

Pub Rmks:

Welcome to this popular Abasand location! Centrally located with a hop skip and a jump to all the box stores including Canadian Tire, Wal-mart, Staples, Rona, Starbucks and grocery stores. But more importantly you will love the space this 5 bedroom home has to offer. With beautifully crafted tile flooring and vinyl luxury plank flooring, you will also love the high ceilings with plenty of windows that are equipped with custom blinds. Gas fireplace with feature wall. If you love to cook, you will love the huge island, separate stove top, double oven along with loads of granite counter tops and corner pantry. Open concept living and dining area with access to backyard gazebo. Also located on this level is 2 spacious bedrooms along with a 4 piece bath with customs tiles. . Bedroom closets have built-ins allowing for additional storage. The primary suite has a private retreat on its own upper level with a huge walk in closet and spa like en-suite where you will find a double vanity with granite countertops, corner soaker tub and stand up shower. Let's head on down to the lower level where you will find a cozy rec-room and 2 more bedrooms and a 4 piece bath making this a great hang out for the teenagers or extended guests. , Laundry and storage is also located on the lower level. Owners have loved this home and have raised their family here, they enjoyed the quick access to the playgrounds, corner store and walking trails. . Bus stop is also minutes away. If your family has grown, then this home will work beautifully for you. Call today for your private viewing.

Inclusions:

N/A

Property Listed By:

3% REALTY FORT MCMURRAY

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











