# \$439,500 - 154 Athabasca Crescent, Fort McMurray

MLS® #A2186739

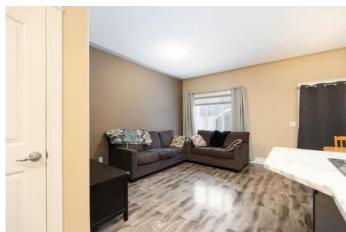
# \$439,500

4 Bedroom, 4.00 Bathroom, 1,271 sqft Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

REDUCED TO 439,500K! Welcome to this spacious 4-bedroom family home in Abasand. It has a large exposed aggregate driveway with room for two vehicles in front of the heated attached garage which includes workbenches and ample storage. Off the main entrance, there is access to the garage, as well as a 2-piece bath. You will discover an open concept kitchen, dining, and living area with continuous laminate flooring throughout the space. The kitchen includes stainless steel appliances, lots of storage, tile backsplash, and a large island for easy meal prepping and casual dining. High ceilings and large windows create a light and airy living and dining space, which offer plenty of room to relax and entertain family and friends. Patio doors off of the dining room lead to the back deck, where you can enjoy a fully fenced yard, with two raised garden beds, and a shed large enough to fit an ATV. Upstairs, there are 3 bright and spacious bedrooms and 2 full bathrooms, and a convenient laundry room. The 3 bedrooms each contain closets with built-in organizers. The primary bedroom has a 3-piece ensuite with an updated walk-in shower. The basement is fully developed with additional living space that could be used as a rec room, home office or gym, and a 4th bedroom and an additional 4-piece bathroom. The basement provides additional privacy for guests and family with a separate entrance, and its own washer and dryer and a wet bar. This home is also equipped with A/C, central vacuum, and







hot water on demand. Abasand has some of the best trails for walking, hiking, or ATV rides. The proximity to schools, playgrounds, and downtown make this home a desirable location.

### Built in 2017

## **Essential Information**

MLS® # A2186739 Price \$439,500

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,271 Acres 0.07 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 154 Athabasca Crescent

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J 1C4

# **Amenities**

Parking Spaces 3

Parking Single Garage Attached

# of Garages 1

### Interior

Interior Features Kitchen Island, Open Floorplan, Laminate Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Entrance

Lot Description Back Yard Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed January 10th, 2025

Days on Market 120 Zoning R1S

# **Listing Details**

Listing Office 3% REALTY FORT MCMURRAY

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