

# \$449,500 - 154 Athabasca Crescent, Fort McMurray

MLS® #A2186739

## \$449,500

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

Abasand, Fort McMurray, Alberta

REDUCED TO 449,500K! 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	\$449,500
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, Laminate Counters, Open Floorplan
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	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	86
Zoning	R1S

### **Listing Details**

Listing Office	3% REALTY FORT MCMURRAY
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