# \$479,900 - 162 Athabasca Crescent, Fort McMurray

MLS® #A2180960

### \$479,900

4 Bedroom, 4.00 Bathroom, 1,474 sqft Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Welcome to 162 Athabasca Crescent: This beautifully designed KYDAN home offers a spacious layout and thoughtful custom finishes, making it a perfect choice for families or anyone looking for style and comfort at a great price. The modern grey-and-black exterior is complemented by brick accents and a large exposed aggregate driveway, providing ample parking space for two vehicles in front of the heated attached garage.

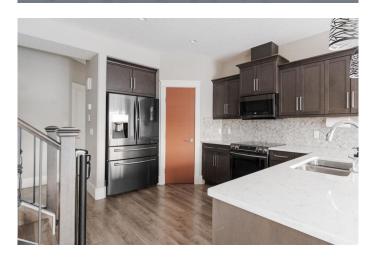
Inside, the main floor is well-planned and welcoming. The kitchen is a standout with its quartz countertops, herringbone tile backsplash, sleek black stainless steel appliances, and a large eat-up peninsulaâ€"ideal for meal prep or casual dining. With a corner pantry and plenty of cupboard and counter space, you'II have room for everything. The dining area easily fits a large table and opens directly to the fully fenced backyard, while the living room centres around a fireplace feature wall, creating a cozy gathering spot for family and friends.

Upstairs, the wide staircase leads to a functional second floor that includes a convenient laundry room, a large primary bedroom with a walk-in closet and ensuite bath, and two more generously sized bedrooms that are perfect for kids, guests, or a home office.

The fully finished basement adds even more







versatility, featuring a spacious family room, a fourth bedroom, and a full bathroomâ€"perfect for extra living space or accommodating visitors. Additional highlights include modern black light fixtures, central A/C to keep you cool during the warmer months and a gas line on the back deck for year round BBQing.

With its beautiful finishes, smart layout, and attention to detail, this home offers incredible value in a sought-after neighbourhood. Schedule your private tour today.

#### Built in 2017

# **Essential Information**

MLS® # A2180960 Price \$479,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,474

Acres 0.07 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 162 Athabasca Crescent

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J 1C4

## **Amenities**

Parking Spaces 3

Parking Driveway, Garage Door Opener, Heated Garage, Insulated, Aggregate,

Front Drive, Garage Faces Front, Parking Pad, Side By Side, Single

Garage Attached

# of Garages 1

## Interior

Interior Features No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows,

Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Fireplace(s)

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Landscaped, Lawn, Front Yard, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 28th, 2024

Days on Market 155

Zoning R1S

# **Listing Details**

Listing Office The Agency North Central Alberta

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