

# \$519,900 - 160 Athabasca Crescent, Fort McMurray

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MLS® #A2237267

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,687 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

160 Athabasca Cres- your prestigious new construction two-story home offers an attached tandem double garage and double driveway with great curb appeal leading you to exquisite design; sure to impress. Your front foyer offers bench, seating, and front closet for extra storage. Leading you to your open concept floor plan. The gorgeous kitchen offers, ample cupboard and countertop space with granite countertops, a large floating island with a flush eating bar overlooking the dinette area and the oversized living room. Your oversized living room provides an abundance of natural lighting with large windows overlooking the backyard and back deck, also providing a closet area and direct access to your 18x12 back deck. Your main floor offers high ceilings, vinyl, plank, flooring, upgraded, finishing, access to your attached garage and ample storage. The second level of your home is finished beautifully with your primary suite inclusive of a five piece en suite with separate floating tub, dual sinks, and a standup shower; as well as a large walk-in closet. Upstairs, you will also find two oversized bedrooms and a main bathroom, which also features dual sinks, tub, and shower combo with beautiful finishings. Located at the top of the stairs; a large finished laundry room, with a folding space and large window, giving ample natural lighting. Upstairs laundry provides quick and easy access, no large commutes carrying your laundry throughout the house. The basement shell is well laid out leaving room for your



basement goals, and future development. This home is an absolute must see. Built by prestigious Alves Construction; call today for your private viewing

Built in 2025

Essential Information

MLS® #	A2237267
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,687
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	160 Athabasca Crescent
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1C4

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Double Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s), Walk-In Closet(s)
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Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	5
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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