# \$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.

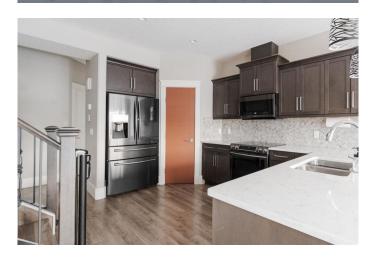
Inside, the main floor is well-planned and welcoming. The kitchen is a standout with its quartz countertops, herringbone tile backsplash, sleek black stainless steel appliances, and a large eat-up peninsulaâ€"ideal for meal prep or casual dining. With a corner pantry and plenty of cupboard and counter 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 153

Zoning R1S

## **Listing Details**

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.