# \$619,900 - 274 Arsenault Crescent, Fort McMurray

MLS® #A2226726

# \$619,900

4 Bedroom, 4.00 Bathroom, 2,105 sqft Residential on 0.11 Acres

Abasand, Fort McMurray, Alberta

A stunning 2-storey with four bedrooms, three and a half bathrooms, a fully finished basement, a heated garage with 12' ceilings and thoughtful upgrades will have you fall in love! Entering this home, you are greeted with a large fover and abundant natural light. The main floor is stacked with features such as upgraded ceramic tile, an office, a huge pantry, beautiful flooring and large windows surrounding the home. The open concept is perfect for entertaining, and the kitchen is a place for the chef of your new home to be inspired. You have high-end black stainless appliances and a gas stove, along with a giant island allowing for more than enough added counter space. Head to the second level and be welcomed with a large bonus room, three bedrooms and two bathrooms. The primary suite has a dream ensuite with a tiled shower, dual vanity and a large walk-in closet. The basement is fully finished and set up for multi-use. There is a functional media room with wired-in speakers, a rec space to add all the games you want, a large bedroom for friends and family to stay and a full bathroom. Also in the basement is the laundry room, where you will find an upgraded washer and dryer along with a soaking sink wrapped in granite and a large utility room with added storage. The garage and the basement have in-floor heating, and the garage is going to WOW you for sure. 12' ceilings, it is 25'3" x 23'1", it is finished with above-head storage and a floor drain. Abasand is home to two







schools, a strip mall, a gas station, an abundance of parks and playgrounds and, best of all, some of the nicest trails where you can go ATV, hike, hunt, fish, and so much more! Located just minutes from the downtown core, you really have the best of all worlds.

#### Built in 2016

## **Essential Information**

MLS® # A2226726 Price \$619,900

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 2,105 Acres 0.11

Year Built 2016

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

# **Community Information**

Address 274 Arsenault Crescent

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J1J2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Heated

Garage, Off Street, 220 Volt Wiring, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Built-in Features, Double Vanity, Granite Counters, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl

Windows, Walk-In Closet(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas

Stove, Instant Hot Water, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Other

Lot Description Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed June 1st, 2025

Days on Market 16 Zoning R1

# **Listing Details**

Listing Office RE/MAX Connect

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