

\$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 peninsula—ideal for meal prep or casual dining. With a corner pantry and plenty of cupboard and counter space, you™ll 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 |
|----------------|---|

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|---------|---|
| Parking | Driveway, Garage Door Opener, Heated Garage, Insulated, Aggregate, Front Drive, Garage Faces Front, Parking Pad, Side By Side, Single Garage Attached |
|---------|---|

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|--------------|---|
| # of Garages | 1 |
|--------------|---|

Interior

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|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
|-------------------|--|

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|------------|---|
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
|------------|---|

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|---------|--------------------------|
| Heating | Forced Air, Fireplace(s) |
|---------|--------------------------|

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|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

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|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

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|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

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|------------|-----|
| Fireplaces | Gas |
|------------|-----|

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| Has Basement | Yes |
|--------------|-----|

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| Basement | Finished, Full |
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Exterior

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|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
|-------------------|-----------------------|

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|-----------------|--|
| Lot Description | Back Yard, Landscaped, Lawn, Front Yard, Standard Shaped Lot |
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|------|-----------------|
| Roof | Asphalt Shingle |
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| Construction | Vinyl Siding |
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| Foundation | Poured Concrete |
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Additional Information

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| Date Listed | November 28th, 2024 |
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| Days on Market | 154 |
|----------------|-----|

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|--------|-----|
| Zoning | R1S |
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Listing Details

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|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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