

\$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
----------------	---

Parking	Heated Garage, Parking Pad, Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Side By Side, Single Garage Attached
# of Garages	1

Interior

Interior Features	Quartz Counters, Vinyl Windows, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Central Air Conditioner, Garage Control(s), Microwave, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2024
Days on Market	140
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.