

# \$435,000 - 106 Athabasca Crescent, Fort McMurray

MLS® #A2242386

**\$435,000**

3 Bedroom, 4.00 Bathroom, 1,296 sqft

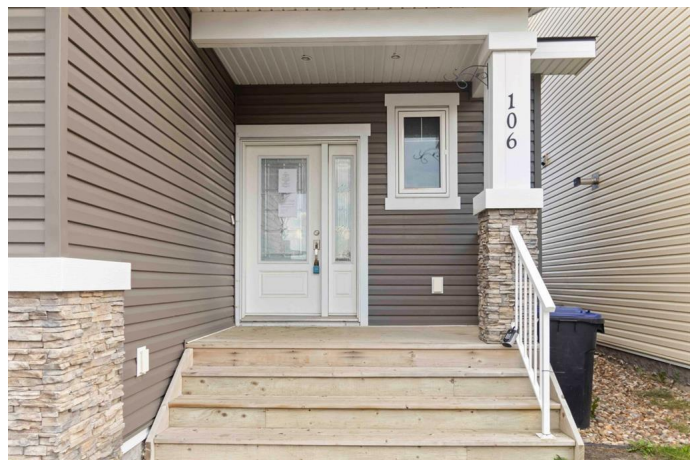
Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Built in 2017 by Kydan Homes, this beautifully crafted 2 storey family home offers impressive quality and thoughtful design throughout. From the moment you arrive, the home's curb appeal stands out with its stone accents and charming covered front porch. Inside, you'll find bright, fresh finishes that create a welcoming atmosphere. The layout was designed with maximum efficiency and comfort. Just off the front entrance is a powder room and access to the attached garage.

The main floor is open, airy, and filled with natural light. The kitchen is a true centerpiece with a large island, quartz countertops and a classic tile backsplash. The spacious living room features a stunning floor to ceiling stone gas fireplace, while the dining area opens onto a large deck complete with a gas hookup for your BBQ. The backyard is well sized for all those family BBQ's.

Upstairs, you'll find two generously sized bedrooms, a full bathroom, and a spacious primary bedroom retreat with a walk-in closet and a spa like ensuite. The fully developed basement adds even more living space with a cozy family room, an additional full bathroom, a laundry room, and plenty of storage. With quality finishes from top to bottom and thoughtful upgrades throughout, this home is the perfect blend of style, comfort, and functionality.



Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242386    |
| Price          | \$435,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,296       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 106 Athabasca Crescent |
| Subdivision | Abasand                |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9J 1C1                |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 3                                             |
| Parking        | Driveway, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                             |

## Interior

|                   |                  |
|-------------------|------------------|
| Interior Features | Quartz Counters  |
| Appliances        | None             |
| Heating           | Forced Air       |
| Cooling           | Central Air      |
| Fireplace         | Yes              |
| # of Fireplaces   | 1                |
| Fireplaces        | Family Room, Gas |
| Has Basement      | Yes              |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 11              |
| Zoning         | R1S             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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