

# \$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
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### Interior

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

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

Date Listed	November 28th, 2024
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Days on Market	156
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Zoning	R1S
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### Listing Details

Listing Office	The Agency North Central Alberta
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