

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

MLS® #A2226726

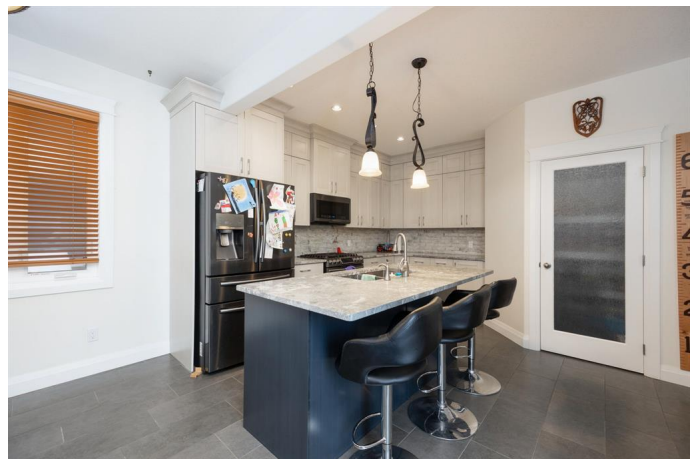
**\$619,900**

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 foyer 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, Garage Faces Rear, Heated Garage, Off Street, 220 Volt Wiring
# of Garages	2

**Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Bar Fridge, Instant Hot Water
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
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	54
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

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.