



105 Adrian Crescent Fort McMurray Alberta

\$499,990

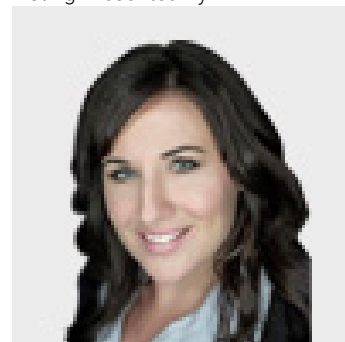
If you are looking for a spacious, modern home with RV Parking at an affordable price then look no further! This fantastic property was rebuilt in 2018 and has a great floor plan. Upon entering the home you are greeted with a large foyer that is perfect for unloading groceries, kids from school, or welcoming guests. Adjacent to the front foyer you will find a large office with double doors that could multi-purpose as a main-level playroom, yoga room, fourth bedroom, or secondary living room. Further, on the main level, there is a large living room with laminate flooring, a kitchen with beautiful neutral full-height cabinets, timeless subway tile backsplash, stainless steel appliances, and a corner pantry. The kitchen is complete with a breakfast bar that connects the space with the dining area. The dining features a door out to the large back deck with a gazebo - enjoy taking in the sunsets in your west-facing backyard and minimal yard work with the low maintenance crush throughout the backyard. Upstairs you will find 3 big bedrooms, including the primary bedroom which features a walk-in closet and ensuite with an oversized shower and double sink vanity. The upper level is complete with another full bathroom and a full-sized laundry room with storage and a countertop. The basement is partially developed with framing and accommodates two more bedrooms, a 4 piece bathroom, and a sizable family/rec room. CENTRAL AIR CONDITIONING and RV PARKING on the supersized driveway are mega features worth noting. Abasand is a close-knit community with fantastic schools (Father Beauregard and Ecole Boreale Elementary), OHV Staging Area, Complimentary Recreational Vehicle Parking, Public Transit, Stunning trails that surround the perimeter of the neighbourhood with breath-taking river views, and all are nestled close and convenient proximity to downtown. Make this home yours today!...

4pc Bathroom 10.50 Ft x 5.00 Ft
4pc Bathroom 8.25 Ft x 10.83 Ft
Bedroom 12.00 Ft x 10.67 Ft
Bedroom 10.50 Ft x 15.33 Ft
Primary Bedroom 14.17 Ft x 15.75 Ft
Other 10.50 Ft x 5.08 Ft

4pc Bathroom 5.00 Ft x 9.08 Ft
Recreational, Games room 29.67 Ft x 21.67 Ft
Furnace 6.67 Ft x 8.58 Ft
2pc Bathroom 7.75 Ft x 2.92 Ft
Dining room 9.75 Ft x 7.75 Ft
Foyer 9.75 Ft x 8.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
EXP REALTY

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

Laundry room 8.25 Ft x 5.42 Ft

Bedroom 10.83 Ft x 12.17 Ft

Bedroom 11.67 Ft x 9.08 Ft

Kitchen 9.58 Ft x 13.17 Ft

Living room 13.25 Ft x 16.58 Ft

Office 12.75 Ft x 13.75 Ft