



# 109 Athabasca Crescent Fort McMurray Alberta

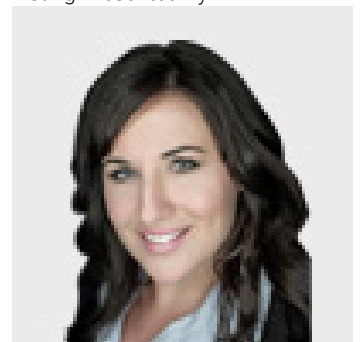
\$579,000

This Brand New Stunning Huge Residence, strategically located close to Downtown, Keyano College, and the Hospital, offers both convenience and quality living. Step into a thoughtfully designed house featuring a Bonus room that adds a touch of luxury to your lifestyle. The open concept main floor seamlessly integrates the kitchen, adorned with ample storage and Granite countertops, creating a stylish and functional space. The living room is a cozy haven, complete with a gas fireplace, hardwood floors, and an abundance of natural light. The upper level boasts a Bonus room, a master bedroom with an ensuite featuring a double vanity and a large walk-in shower, accompanied by a spacious walk-in closet. Two additional well-proportioned bedrooms provide versatility and comfort. Storage is never a concern, as the home offers ample space throughout. As an exciting option, the builder provides the opportunity to develop a 2-bedroom legal suite with a separate entrance, catering to potential rental income or extended family living. Alternatively, customization options are available to meet the buyer's specific requirements for an additional cost. To further enhance your move-in experience, the builder offers a \$5000 Appliance package, ensuring your new home is equipped with quality essentials. Don't miss out on the chance to own this exceptional property, combining Mann Builder's trusted craftsmanship with the allure of downtown proximity and the convenience of nearby amenities. Schedule your private viewing today and envision the possibilities of a lifestyle defined by quality and comfort. (id:6769)

2pc Bathroom 4.00 Ft x 6.33 Ft  
Dining room 8.92 Ft x 11.50 Ft  
Kitchen 13.00 Ft x 17.00 Ft  
Living room 13.17 Ft x 13.50 Ft  
Bedroom 10.83 Ft x 12.42 Ft

Bonus Room 11.42 Ft x 14.53 Ft  
5pc Bathroom 10.50 Ft x 9.00 Ft  
Bedroom 10.83 Ft x 12.25 Ft  
Primary Bedroom 15.00 Ft x 14.00 Ft  
4pc Bathroom 8.92 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.fatimamian.com>



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