



147 Athabasca Crescent Fort McMurray Alberta

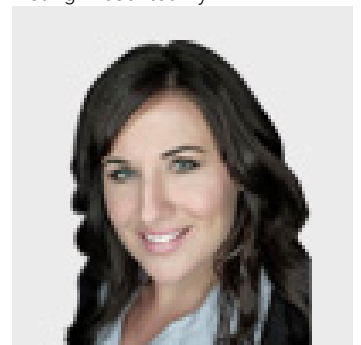
\$509,900

AVAILABLE IMMEDIATELY! BRAND NEW! Welcome to this brand-new gem at 147 Athabasca Crescent. Perfectly designed for a growing family, it's just steps away from a fantastic playground and an elementary school. Step inside the spacious main level that boasts an open-concept kitchen, dining area, and living room, along with a convenient powder room and easy access to the heated attached garage. Let's talk about the kitchen - it's a modern marvel with two-toned cabinetry, a corner pantry, stunning waterfall quartz countertops, and all the storage space you've ever dreamed of. The main level also showcases a generous living room with an impressive fireplace feature wall. As you ascend to the second level, you'll find three bedrooms, including a primary bedroom with a walk-in closet and a luxurious 5 PC ensuite bathroom featuring dual sinks, a soaker tub, and a walk-in tiled shower. Built by a reputable local builder with a wealth of experience and countless satisfied customers, this home comes with a 10-year new home warranty for your peace of mind. Additional features include an upgraded trim package throughout, a separate basement entrance, roughed-in infloor heating for the basement, and the potential to develop a future basement or suite (subject to RMWB approval). The spacious backyard boasts a large deck and awaits your landscaping ideas. The builder will complete front and back rough grading, along with a concrete driveway and walkway. Embrace the high-end finishes throughout the property, including tall baseboards, durable LVP flooring, an impressive 8 ft front door, and quartz countertops. (id:6769)

4pc Bathroom 10.00 Ft x 5.00 Ft
 5pc Bathroom 8.75 Ft x 15.58 Ft
 Bedroom 10.50 Ft x 9.00 Ft
 Bedroom 10.00 Ft x 13.00 Ft
 Primary Bedroom 14.00 Ft x 14.75 Ft
 Other 6.58 Ft x 7.00 Ft

Other 19.58 Ft x 36.00 Ft
 2pc Bathroom 4.58 Ft x 5.42 Ft
 Dining room 7.67 Ft x 10.33 Ft
 Kitchen 7.75 Ft x 16.00 Ft
 Living room 13.00 Ft x 18.67 Ft

Listing Presented By:



Originally Listed by:
 RE/MAX FORT MCMURRAY

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