



# 162 Athabasca Crescent Fort McMurray Alberta

\$489,900

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 bathroom--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. (id:6769)

4pc Bathroom 8.25 Ft x 5.00 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Bedroom 9.17 Ft x 10.42 Ft

Bedroom 9.58 Ft x 11.83 Ft

Laundry room 5.17 Ft x 6.92 Ft

Bedroom 8.00 Ft x 10.75 Ft

Recreational, Games room 10.83 Ft x 24.75 Ft

Furnace 12.33 Ft x 8.42 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Dining room 9.08 Ft x 12.92 Ft

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

Listing Presented By:



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**RE/MAX**

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Primary Bedroom 10.50 Ft x 14.25 Ft

Other 8.25 Ft x 7.08 Ft

4pc Bathroom 5.08 Ft x 8.25 Ft

Kitchen 9.92 Ft x 13.92 Ft

Living room 9.92 Ft x 13.92 Ft

Other 7.42 Ft x 9.00 Ft