



# 182 Athabasca Crescent Fort McMurray Alberta

\$459,900

Welcome to 182 Athabasca Crescent: This beautifully designed modern two-story home boasts curb appeal and pride of ownership. Located across from a beautiful green space that leads to endless trails, it's perfect for those seeking a light, airy aesthetic with easy access to the great outdoors. Comfortably park two large vehicles in the front driveway and keep your toys safe and secure in the attached heated garage. The home exudes curb appeal with dark modern finishes and stone veneer, and the covered front step welcomes you home. Inside, you'll pass the stairs and a two-piece bathroom before entering the open main living space, which features a beautiful kitchen with white quartz counters, two-toned cabinets (grey lower and white uppers), a gorgeous mosaic tile backsplash, and stainless steel appliances. The corner pantry offers plenty of storage. The island is perfect for cooking and entertaining, seamlessly connecting the kitchen to the dining room and living room, making the entire space feel connected and inclusive. The upper level hosts three bedrooms and a four-piece bathroom. The cohesive flooring from the main level continues upstairs, with no carpet anywhere. The primary bedroom comfortably fits a king bed, and the other two bedrooms are well-sized. For added convenience, the laundry is located upstairs. A fourth bedroom is located in the recently completed lower level, featuring luxury vinyl plank floors and a family room for additional living space. The bathroom in the lower level is ready for you to complete according to your preferences. Equipped with central A/C, a gas line on the back deck for your BBQ, and a large fenced backyard, this home is located just steps from two great schools in Abasand. Schedule a private tour of this beautiful home today. (id:6769)

4pc Bathroom 7.42 Ft x 8.00 Ft

Bedroom 10.58 Ft x 10.92 Ft

Bedroom 10.08 Ft x 11.92 Ft

Bedroom 10.50 Ft x 10.83 Ft

Recreational, Games room 8.42 Ft x 12.83 Ft

Furnace 11.75 Ft x 11.25 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

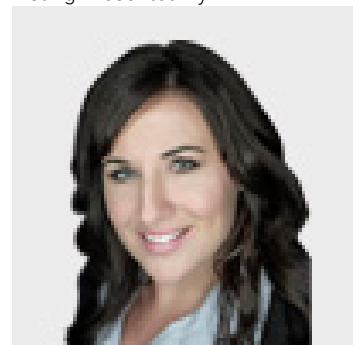
Dining room 12.00 Ft x 8.00 Ft

Kitchen 12.00 Ft x 9.83 Ft

Living room 8.50 Ft x 13.25 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 Fort McMurray**

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Other 8.33 Ft x 5.00 Ft

Primary Bedroom 11.67 Ft x 13.58 Ft