



190 Athabasca Crescent Fort McMurray Alberta

\$489,900

Stunning 2-Storey Home with Custom Features and Separate Basement Entrance! Welcome to 190 Athabasca Crescent - a beautifully designed home built in 2017, offering a perfect blend of style, function, and versatility. This home is in excellent condition and features many custom upgrades throughout, making it an ideal choice for those seeking a modern, move-in ready home. Main Floor: Step inside to find a bright and inviting open concept space that seamlessly combines high-end finishes with practical design. The upgraded kitchen is a chef's dream, featuring a sit-up island with a built-in wine rack, sleek black stainless steel appliances, white quartz countertops, soft-close drawers and doors, and stunning wood cabinetry. This beautiful kitchen is not only functional but also exudes character and style. The spacious living and dining areas offer the perfect setting for entertaining or relaxing, while large windows let in plenty of natural light. Garden doors lead out to the backyard, complete with new sod 2024, a private, ground level deck and fire pit area. Main floor laundry and powder room complete this level. Upstairs: On the second floor, you'll find three generously sized bedrooms, including a luxurious primary suite. The primary bedroom features its own full ensuite bathroom and a large walk-in closet with built-in organizers, offering ample storage space. A versatile bonus room/office space adds even more flexibility to this home, whether you need a home office, playroom, or extra living space. Basement: The fully developed basement is perfect for guests or extended family, with a separate entrance and a spacious layout. It features a large kitchenette/wet bar and a cozy family room, making it ideal for hosting or as a second living area. The fourth bedroom in the basement includes a full ensuite bathroom and large windows that bring in plenty of light. Additional ...

3pc Bathroom 8.17 Ft x 5.92 Ft

4pc Bathroom 8.17 Ft x 5.33 Ft

Bedroom 9.83 Ft x 12.17 Ft

Bedroom 9.83 Ft x 12.00 Ft

Kitchen 5.42 Ft x 12.00 Ft

Recreational, Games room 10.42 Ft x 15.67 Ft

Furnace 8.92 Ft x 7.33 Ft

2pc Bathroom 5.58 Ft x 8.67 Ft

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

Listing Presented By:



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COLDWELL BANKER UNITED

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RE/MAX

RE/MAX Fort McMurray

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Primary Bedroom 14.00 Ft x 15.58 Ft

Other 8.17 Ft x 5.92 Ft

4pc Bathroom 6.92 Ft x 8.67 Ft

Bedroom 11.42 Ft x 12.67 Ft

Dining room 11.25 Ft x 8.50 Ft

Kitchen 11.25 Ft x 12.25 Ft

Living room 8.92 Ft x 13.08 Ft