



# 199 Alexander Crescent Fort McMurray Alberta

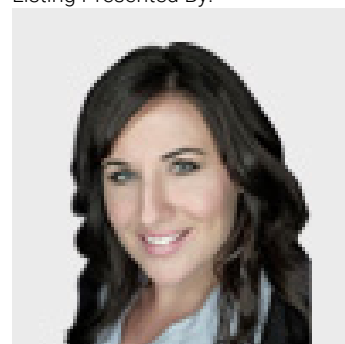
\$540,000

Welcome to your sanctuary in the heart of Abasand. This 5-bedroom, 3-bathroom home is a true oasis. 2 bedrooms up 3 bedrooms down with an illegal basement suite, Double attached garage and backing onto open green space. Abasand has the OHV pilot program in place so you can be on the trails in seconds right from your backyard. The main floor features an open concept living room, dining, kitchen with walk in pantry and vaulted ceilings. Master suite has its own ensuite bathroom for added comfort and privacy. Double sink vanity, walk in shower and steam shower, and to top it off you have a huge walk in closet. To finish off the main floor is the 2nd bedroom and main bathroom. Downstairs, the basement offers 3 bedrooms. (Basement bedrooms do not have closets) full kitchen, washroom, laundry room and living room. The double heated garage has a sink and urinal, that way you can keep all the mess in the garage. Driveway can easily park 3 vehicles. The home had all new siding, singles, eavestroughs and attic insulation replaced in 2017. After a long day at work you can retreat to your low maintenance back yard that has a Over sized balcony and firepit area. For all your extra garden tools and equipment you will have ample storage with the over sized shed and covered storage under the deck. This home is in close proximity to two schools, a gas station, strip mall, walking trails, parks, outdoor skating rink and sport courts. (id:6769)

Bedroom 11.50 Ft x 16.50 Ft  
Bedroom 11.58 Ft x 11.67 Ft  
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Recreational, Games room 18.25 Ft x 15.42 Ft  
Kitchen 11.17 Ft x 12.17 Ft  
3pc Bathroom 12.00 Ft x 10.50 Ft  
Dining room 19.17 Ft x 8.92 Ft

Kitchen 13.50 Ft x 10.42 Ft  
Primary Bedroom 17.83 Ft x 13.50 Ft  
4pc Bathroom 9.42 Ft x 4.83 Ft  
Bedroom 11.92 Ft x 10.83 Ft  
3pc Bathroom 9.75 Ft x 7.83 Ft  
Other 11.08 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:  
Royal Lepage Network Realty Corp.



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