



274 Arsenault Crescent Fort McMurray Alberta

\$629,900

A stunning 2-storey with four bedrooms, three and a half bathrooms, a fully finished basement, a heated garage with 12' ceilings and thoughtful upgrades will have you fall in love! Entering this home, you are greeted with a large foyer and abundant natural light. The main floor is stacked with features such as upgraded ceramic tile, an office, a huge pantry, beautiful flooring and large windows surrounding the home. The open concept is perfect for entertaining, and the kitchen is a place for the chef of your new home to be inspired. You have high-end black stainless appliances and a gas stove, along with a giant island allowing for more than enough added counter space. Head to the second level and be welcomed with a large bonus room, three bedrooms and two bathrooms. The primary suite has a dream ensuite with a tiled shower, dual vanity and a large walk-in closet. The basement is fully finished and set up for multi-use. There is a functional media room with wired-in speakers, a rec space to add all the games you want, a large bedroom for friends and family to stay and a full bathroom. Also in the basement is the laundry room, where you will find an upgraded washer and dryer along with a soaking sink wrapped in granite and a large utility room with added storage. The garage and the basement have in-floor heating, and the garage is going to WOW you for sure. 12' ceilings, it is 25'3" x 23'1", it is finished with above-head storage and a floor drain. Abasand is home to two schools, a strip mall, a gas station, an abundance of parks and playgrounds and, best of all, some of the nicest trails where you can go ATV, hike, hunt, fish, and so much more! Located just minutes from the downtown core, you really have the best of all worlds. (id:6769)

4pc Bathroom 9.50 Ft x 5.00 Ft

4pc Bathroom 14.00 Ft x 5.83 Ft

Bedroom 14.00 Ft x 13.00 Ft

Bedroom 13.67 Ft x 9.50 Ft

Bonus Room 19.50 Ft x 11.00 Ft

Primary Bedroom 14.08 Ft x 11.17 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Laundry room 9.17 Ft x 8.75 Ft

Recreational, Games room 20.92 Ft x 18.67 Ft

Furnace 9.17 Ft x 4.42 Ft

2pc Bathroom 5.25 Ft x 5.17 Ft

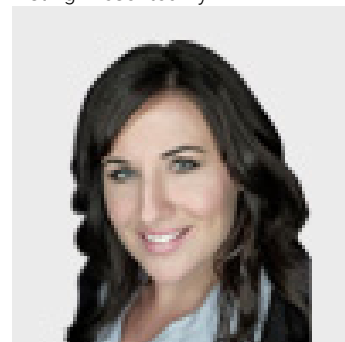
Dining room 13.00 Ft x 8.67 Ft

Kitchen 13.50 Ft x 13.00 Ft

Living room 14.08 Ft x 13.83 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

RE/MAX

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Bedroom 12.00 Ft x 10.83 Ft

Media 12.25 Ft x 10.67 Ft

Other 7.25 Ft x 6.00 Ft

Office 10.25 Ft x 7.17 Ft