

\$435,000 - 106 Athabasca Crescent, Fort McMurray

MLS® #A2242386

\$435,000

3 Bedroom, 4.00 Bathroom, 1,296 sqft

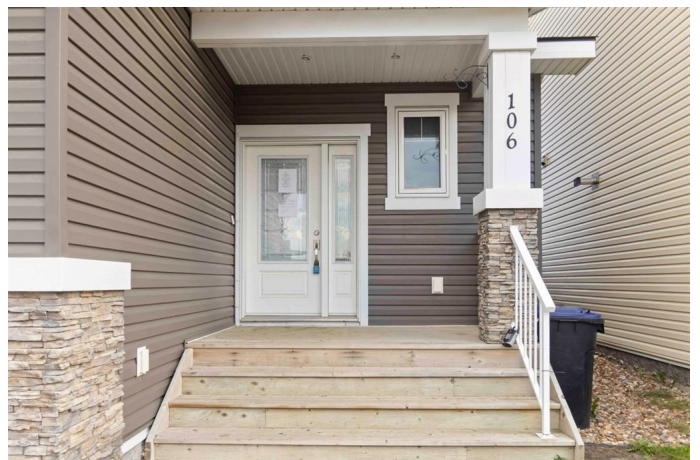
Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Built in 2017 by Kydan Homes, this beautifully crafted 2 storey family home offers impressive quality and thoughtful design throughout. From the moment you arrive, the home's curb appeal stands out with its stone accents and charming covered front porch. Inside, you'll find bright, fresh finishes that create a welcoming atmosphere. The layout was designed with maximum efficiency and comfort. Just off the front entrance is a powder room and access to the attached garage.

The main floor is open, airy, and filled with natural light. The kitchen is a true centerpiece with a large island, quartz countertops and a classic tile backsplash. The spacious living room features a stunning floor to ceiling stone gas fireplace, while the dining area opens onto a large deck complete with a gas hookup for your BBQ. The backyard is well sized for all those family BBQ's.

Upstairs, you'll find two generously sized bedrooms, a full bathroom, and a spacious primary bedroom retreat with a walk-in closet and a spa like ensuite. The fully developed basement adds even more living space with a cozy family room, an additional full bathroom, a laundry room, and plenty of storage. With quality finishes from top to bottom and thoughtful upgrades throughout, this home is the perfect blend of style, comfort, and functionality.



Built in 2017

Essential Information

MLS® #	A2242386
Price	\$435,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,296
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	106 Athabasca Crescent
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1C1

Amenities

Parking Spaces	3
Parking	Driveway, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Quartz Counters
Appliances	None
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features None
Lot Description See Remarks
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025
Days on Market 8
Zoning R1S

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.