\$599,900 - 123 Athabasca Crescent, Fort McMurray

MLS® #A2224171

\$599,900

3 Bedroom, 3.00 Bathroom, 1,766 sqft Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

Welcome to 123 Athabasca Crescent:
Currently under construction and set for completion in October 2025, this elegant new build by KUTA Homes offers the same exceptional craftsmanship and modern, high-end finishes the builder is known forâ€"now in a more efficient footprint.
With 1,766 sq/ft of thoughtfully designed living space, this home features an open-concept layout, designer kitchen and bathroom finishes, high ceilings, and luxurious details throughout. Every element has been curated to deliver comfort, style, and functionâ€"perfect for modern living.

The single attached garage provides both convenience and storage, while upgrades such as a garage heater, central air conditioning, broom-finished concrete driveway, front landscaping with final grade, and 10-Year Alberta New Home Warranty are all included to ensure a move-in-ready experience.

A rare chance to own a brand-new, high-quality home in Fort McMurray's desirable Abasand neighbourhoodâ€"schedule your private tour today.

Photos are renderings only. See supplements for additional details.



Essential Information

MLS® # A2224171







Price \$599,900

Bedrooms

Bathrooms

3 3.00

1

Full Baths

2 Half Baths

Square Footage 1,766

Acres 0.09

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 123 Athabasca Crescent

Subdivision Abasand

City Fort McMurray

County Wood Buffalo

Province Alberta

Postal Code T9J 1C2

Amenities

Parking Spaces 3

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer

Heating Forced Air Central Air Cooling

Fireplace Yes

of Fireplaces 1

Electric Fireplaces

Has Basement Yes

Full, Unfinished Basement

Exterior

Exterior Features Lighting

Lot Description Back Yard, Front Yard, Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 27th, 2025

Days on Market 44

Zoning R1S

Listing Details

Listing Office The Agency North Central Alberta

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