# \$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**

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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 42

Zoning R1S

# **Listing Details**

Listing Office The Agency North Central Alberta

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