



GRASSROOTS
REALTY GROUP

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**166 Arsenault Crescent
Fort McMurray, Alberta**

MLS # A2213849



\$629,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,223 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Street Li		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Partially Finished, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: Existing S/S Fridge, Stove, Dishwasher, Grey Washer and Dryer, Garage door opener and 2 remotes, BBQ, Central Air conditioning, raised flower beds.

Amazing Greenbelt listing located in the heart of Abasand Heights close to 2 schools, gas bar, shopping all the trails and only 5 minutes from the downtown core. This beautiful two-story home has many amazing features so let me take you for a tour of this great family home. As you come up the front walk, you'll notice the maintenance free exterior, great curb appeal raised flower beds and the ample parking. Upon enter the home, you're greeted by a good size entryway with coat closet and to the right a flex room which could be used as an office or a playroom for the kids or what ever you want room. The main floor has a large open concept eat in kitchen that is any cooks dream come true. There are plenty of cupboards and granite countertops, walk in pantry nice stainless-steel appliances and a Gas stove for the chief. The breakfast bar is great for happy hour or extra seating when entertaining family and friends. Adjacent to the kitchen is the Livingroom with gas burning fireplace with a rustic floor to ceiling brick mantel the perfect place to relax after a long day at work. One feature that makes this home unique is the 4-season sunroom/solarium off the living room facing the green belt that has its own gas fire place and in floor heating, which is currently used for all the beautiful, feathered friends who enjoy singing in the sunshine. Main floor laundry a 2 pc powder room and access to the garage finish off this level. Upstairs we go the second level where you have 3 three good size bedrooms in the master bedroom has an exquisite luxury ensuite with bubble tub, standup shower with stonework walk-in closets, one in the bathroom and one in the bedroom. Two other bedrooms and another four-piece bathroom finishes off this level. The basement has been semi developed and has in floor heating. The property has on-demand hot water heat, and central air for those Hot

summer nights ahead the double attach garage is perfect for any handyman and the garage also has in floor heating.