



**GRASSROOTS**  
REALTY GROUP

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**274 Arsenault Crescent  
Fort McMurray, Alberta**

**MLS # A2226726**

**\$619,900**



<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,105 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, G		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer and dryer, window coverings, A/C, garage opener

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.