



GRASSROOTS
REALTY GROUP

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130 Arsenault Cove
Fort McMurray, Alberta

MLS # A2236903



\$555,000

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Bar Fridge, washer/dryer, A/C Unit, garage door opener & 2 remotes, window coverings

Welcome to 130 Arsenault Cove in Abasand. This 2 storey home gives your family the space you have been craving, with 1423 square feet of comfortable living space inside and a 4728 square foot lot outside to roam and grow. It sits on a quiet cul-de-sac where kids ride bikes until the streetlights come on and neighbours wave hello. Step inside and you will notice right away there is no carpet. No fighting with the vacuum or worrying about spills. The main floor is open and bright, with the eat-in kitchen as the heart of the home. The two-tone cabinets that reach to the ceiling give it a custom look, and the extra counter space makes meal prep feel less like a chore. There is even a beverage fridge to keep drinks handy for family movie nights or backyard BBQs. The living area flows nicely so you can keep an eye on the kids or chat with guests while cooking. This layout makes it easy to feel connected whether you are hosting the big game or having a quiet night in. Upstairs, the primary bedroom is your private spot to unwind. The walk-in closet means no fighting for hanger space and the ensuite is a treat with its tiled shower and double sinks so there is room for everyone to get ready in the morning. There is even a linen closet. The other three bedrooms give you lots of options. Space for the kids, a guest room for when family comes to visit, or a home office if you need it. The 4 piece main bath keeps the bedtime routine simple and there is a half bath on the main floor for guests. Downstairs, you will find a finished rec room that is perfect for a kids' playroom, workout zone or that movie spot you have been dreaming about. There is also another bathroom downstairs so no more fighting over showers when everyone is trying to get ready at the same time. The backyard is partially fenced and ready for summer fun. Picture the kids and pets running free while you relax on the

deck. There is space to grow a garden or add a firepit for those long summer nights under the stars. If you have an RV or extra toys, there is parking for that too. The attached double garage keeps your vehicles warm in the winter and has a plumbed gas line if you want to add a heater which is pretty handy in Fort McMurray winters. You will love the location. Abasand is a family-friendly neighbourhood known for its trails, playgrounds and easy drive to downtown. Schools, parks and shopping are close so you spend less time running around and more time making memories. This is more than a house. It is the kind of place where homework gets done at the kitchen table, birthday candles get blown out in the backyard, and muddy boots get lined up by the garage door after an afternoon of exploring. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?