



GRASSROOTS
REALTY GROUP

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**222 Arsenault Crescent
Fort McMurray, Alberta**

MLS # A2237101



\$549,900

Division:	Abasand		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,344 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Sump Pump(s)		

Inclusions: N/A

Welcome to this popular Abasand location! Centrally located with a hop skip and a jump to all the box stores including Canadian Tire, Wal-mart, Staples, Rona, Starbucks and grocery stores. But more importantly you will love the space this 5 bedroom home has to offer. With beautifully crafted tile flooring and vinyl luxury plank flooring, you will also love the high ceilings with plenty of windows that are equipped with custom blinds. Gas fireplace with feature wall. If you love to cook, you will love the huge island, separate stove top, double oven along with loads of granite counter tops and corner pantry. Open concept living and dining area with access to backyard gazebo. Also located on this level is 2 spacious bedrooms along with a 4 piece bath with customs tiles. . Bedroom closets have built-ins allowing for additional storage. The primary suite has a private retreat on its own upper level with a huge walk in closet and spa like en-suite where you will find a double vanity with granite countertops, corner soaker tub and stand up shower. Let's head on down to the lower level where you will find a cozy rec-room and 2 more bedrooms and a 4 piece bath making this a great hang out for the teenagers or extended guests. , Laundry and storage is also located on the lower level. Owners have loved this home and have raised their family here, they enjoyed the quick access to the playgrounds, corner store and walking trails. . Bus stop is also minutes away. If your family has grown, then this home will work beautifully for you. Call today for your private viewing.