



GRASSROOTS
REALTY GROUP

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123 Athabasca Crescent
Fort McMurray, Alberta

MLS # A2265352



\$599,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,781 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Negotiable: Central A/C and Garage Heater. GST Included.

Welcome to 123 Athabasca Crescent: a high-end home without the high-end price tag. KUTA Homes has crafted another stunning masterpiece in the community of Abasand, where quality construction meets refined design. Offering 1,780 square feet of beautifully finished living space, this home showcases elevated features such as waterfall countertops, slab backsplash, high-end flat panel cabinetry, floating vanities, upgraded lighting, and a functional layout suited for today's modern lifestyle. Backed by a 10-year new home warranty, this property is a rare opportunity to own a brand-new home built by one of Fort McMurray's most trusted and respected local builders. The exterior sets the tone with modern curb appeal, a striking upgraded 8ft front door, and thoughtful design details that carry throughout the interior. Step inside and you're welcomed by a bold black feature wall with a built-in mirror and hooks, introducing the home's sleek aesthetic. Luxury vinyl plank floors flow seamlessly throughout, complementing the open-concept main living area that's filled with natural light and enhanced by LED lighting. The living room centres around a beautiful fireplace feature wall, while the kitchen is a true showpiece — featuring a waterfall island, a built-in stone shelf over the stove, and modern cabinetry with a convenient pantry for added storage. All new appliances are included and come with full warranties for peace of mind. Upstairs, the second level is designed as a private retreat. The primary bedroom sits at the top of the stairs and exudes luxury with pendant lighting over the bed, a spacious walk-in closet with built-ins, and a spa-inspired ensuite complete with a floating vanity, freestanding soaker tub, large walk-in glass shower, and elegant lighting. Down the hall, you'll find two additional

bedrooms, a full four-piece bathroom finished with the same upscale touches, and a convenient laundry room equipped with a sink and upper cabinets. Every detail of this home reflects craftsmanship, quality, and contemporary design — from its layout to its luxurious finishes. Brand new, thoughtfully built, and move-in ready, 123 Athabasca Crescent is a standout home that blends modern sophistication with everyday functionality. Don’t miss your chance to own this exceptional property.