

# \$599,900 - 123 Athabasca Crescent, Fort McMurray

MLS® #A2224171

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,766 sqft  
Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

Welcome to 123 Athabasca Crescent: Currently under construction and set for completion in October 2025, this elegant new build by KUTA Homes offers the same exceptional craftsmanship and modern, high-end finishes the builder is known for—now in a more efficient footprint. With 1,766 sq/ft of thoughtfully designed living space, this home features an open-concept layout, designer kitchen and bathroom finishes, high ceilings, and luxurious details throughout. Every element has been curated to deliver comfort, style, and function—perfect for modern living.

The single attached garage provides both convenience and storage, while upgrades such as a garage heater, central air conditioning, broom-finished concrete driveway, front landscaping with final grade, and 10-Year Alberta New Home Warranty are all included to ensure a move-in-ready experience.

A rare chance to own a brand-new, high-quality home in Fort McMurray's desirable Abasand neighbourhood—schedule your private tour today.

Photos are renderings only. See supplements for additional details.



Built in 2025

## Essential Information

MLS® #

A2224171

Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,766
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	123 Athabasca Crescent
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1C2

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	47
Zoning	R1S

## Listing Details

Listing Office	The Agency North Central Alberta
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