

# **\$474,900 - 226 Arsenalt Crescent, Fort McMurray**

MLS® #A2227746

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,070 sqft  
Residential on 0.09 Acres

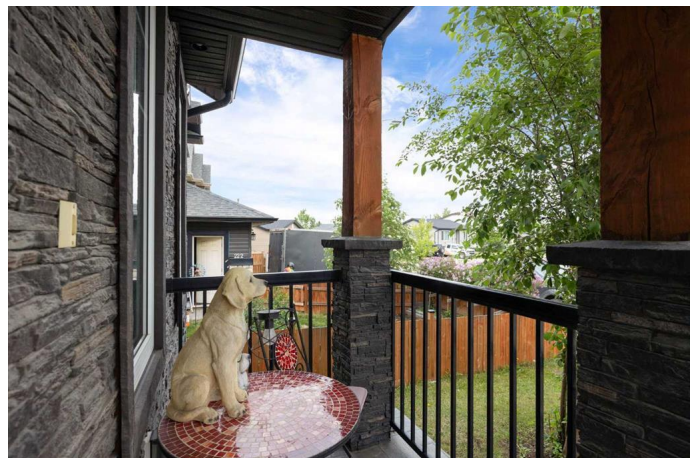
Abasand, Fort McMurray, Alberta

Welcome to this stunning custom-built bungalow, completed in 2017, where modern design meets functional living. As you step inside, you'll be greeted by a spacious main floor featuring a large living room adorned with a cozy fireplace, perfect for relaxing evenings. The heart of the home is the beautiful kitchen, showcasing elegant quartz countertops and ample space for culinary creations. The main floor also boasts a generously sized primary bedroom complete with an ensuite, along with an additional good-sized bedroom for family or guests.

Venturing to the basement, you'll discover a fantastic legal one-bedroom suite, complete with its own separate entrance. This space features a large living room, a full kitchen with a dining area, a full bathroom, and a comfortable bedroom, making it ideal for guests or rental income.

Outside, enjoy the convenience of an 18x18 heated shed with an overhead door, perfect for storage or a workshop. The good-sized deck invites you to unwind in your fenced yard, providing a private oasis for outdoor gatherings.

This home is equipped with central air conditioning and boasts LVP flooring throughout, all recently refreshed with a fresh coat of paint. Located in the vibrant subdivision of Abasand, you'll find yourself just



moments away from schools, shopping, playgrounds, an outdoor rink, and an amazing trail system. Don't miss the opportunity to make this beautiful bungalow your forever home!

Built in 2017

**Essential Information**

MLS® #	A2227746
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,070
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	226 Arsenalt Crescent
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1J2

**Amenities**

Parking Spaces	3
Parking	Parking Pad

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan,

	Refrigerator, See Remarks, Stove(s), Tankless Water Heater, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, See Remarks
Roof	Shingle
Construction	See Remarks, Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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