

# \$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 forâ€”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 functionâ€”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 McMurrayâ€™s desirable Abasand neighbourhoodâ€”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	76
Zoning	R1S

**Listing Details**

Listing Office	The Agency North Central Alberta
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