

# \$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 | 86             |
| Zoning         | R1S            |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.