

# \$459,900 - 226 Arsenault Crescent, Fort McMurray

MLS® #A2227746

**\$459,900**

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

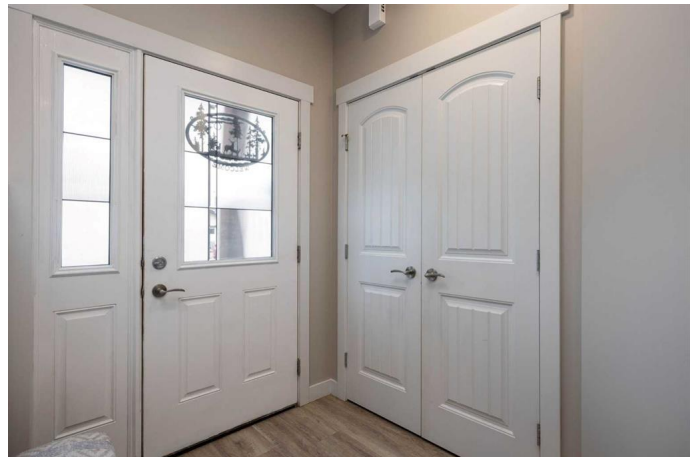
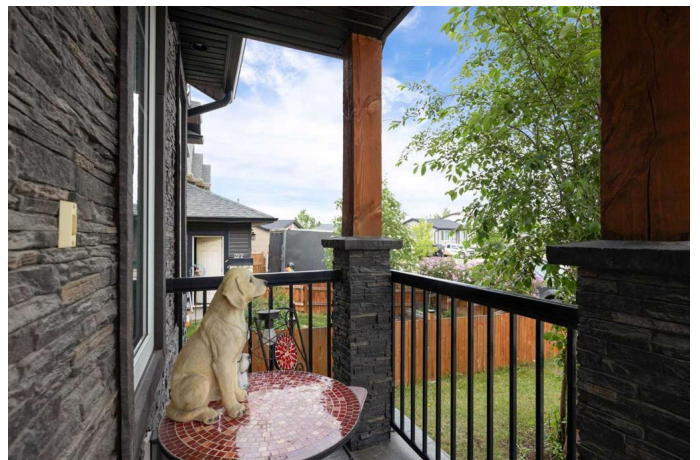
Abasand, Fort McMurray, Alberta

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          | \$459,900   |
| 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 Arsenault 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      | ICFs (Insulated Concrete Forms), See Remarks, Vinyl Siding           |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 63             |
| Zoning         | R1             |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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