

# **\$549,900 - 222 Arsenault Crescent, Fort McMurray**

MLS® #A2237101

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.10 Acres

Abasand, Fort McMurray, Alberta

Welcome to this popular Abasand location! Centrally located with a hop skip and a jump to all the box stores including Canadian Tire, Wal-mart, Staples, Rona, Starbucks and grocery stores. But more importantly you will love the space this 5 bedroom home has to offer. With beautifully crafted tile flooring and vinyl luxury plank flooring, you will also love the high ceilings with plenty of windows that are equipped with custom blinds. Gas fireplace with feature wall. If you love to cook, you will love the huge island, separate stove top, double oven along with loads of granite counter tops and corner pantry. Open concept living and dining area with access to backyard gazebo. Also located on this level is 2 spacious bedrooms along with a 4 piece bath with customs tiles. . Bedroom closets have built-ins allowing for additional storage. The primary suite has a private retreat on its own upper level with a huge walk in closet and spa like en-suite where you will find a double vanity with granite countertops, corner soaker tub and stand up shower. Let's head on down to the lower level where you will find a cozy rec-room and 2 more bedrooms and a 4 piece bath making this a great hang out for the teenagers or extended guests. , Laundry and storage is also located on the lower level. Owners have loved this home and have raised their family here, they enjoyed the quick access to the playgrounds, corner store and walking trails. . Bus stop is also minutes away. If your family has grown, then this home will



work beautifully for you. Call today for your private viewing.

Built in 2016

### Essential Information

MLS® #	A2237101
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,344
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	222 Arsenault Crescent
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1J2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

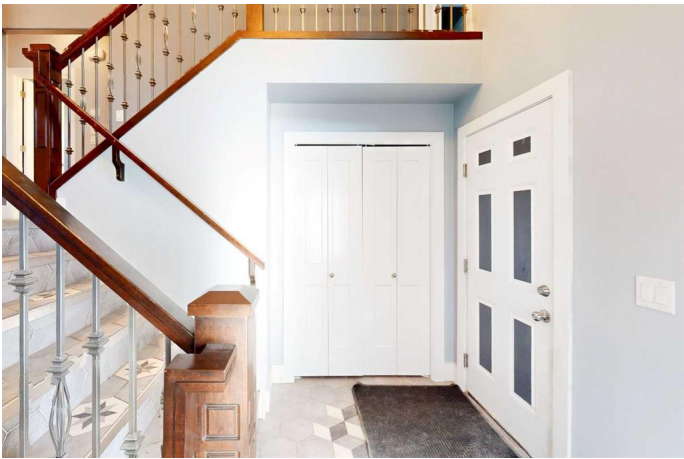
### Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Has Basement      Yes  
Basement      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description      Back Yard, Front Yard, Lawn  
Roof      Asphalt  
Construction      Vinyl Siding, Wood Frame  
Foundation      Poured Concrete



**Additional Information**

Date Listed      July 8th, 2025  
Days on Market      8  
Zoning      R1

**Listing Details**

Listing Office      3% REALTY FORT MCMURRAY

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