

\$565,000 - 130 Arsenault Cove, Fort McMurray

MLS® #A2267047

\$565,000

4 Bedroom, 4.00 Bathroom, 1,423 sqft

Residential on 0.11 Acres

Abasand, Fort McMurray, Alberta

9 YEARS OF NEW HOME WARRANTY!!!!!!

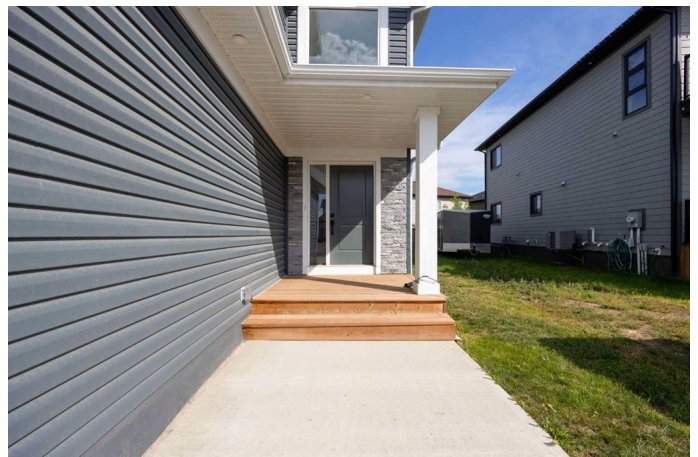
Welcome to 130 Arsenault Cove in Abasand.

This 2 storey home gives your family the space you have been craving, with 1423 square feet of comfortable living space inside and a 4728 square foot lot outside to roam and grow. It sits on a quiet cul-de-sac where kids ride bikes until the streetlights come on and neighbours wave hello.

Step inside and you will notice right away there is no carpet. No fighting with the vacuum or worrying about spills. The main floor is open and bright, with the eat-in kitchen as the heart of the home. The two-tone cabinets that reach to the ceiling give it a custom look, and the extra counter space makes meal prep feel less like a chore. There is even a beverage fridge to keep drinks handy for family movie nights or backyard BBQs.

The living area flows nicely so you can keep an eye on the kids or chat with guests while cooking. This layout makes it easy to feel connected whether you are hosting the big game or having a quiet night in.

Upstairs, the primary bedroom is your private spot to unwind. The walk-in closet means no fighting for hanger space and the ensuite is a treat with its tiled shower and double sinks so there is room for everyone to get ready in the morning. There is even a linen closet. The other three bedrooms give you lots of options.



Space for the kids, a guest room for when family comes to visit, or a home office if you need it. The 4 piece main bath keeps the bedtime routine simple and there is a half bath on the main floor for guests.

Downstairs, you will find a finished rec room that is perfect for a kids'™ playroom, workout zone or that movie spot you have been dreaming about. There is also another bathroom downstairs so no more fighting over showers when everyone is trying to get ready at the same time.

The backyard is partially fenced and ready for summer fun. Picture the kids and pets running free while you relax on the deck. There is space to grow a garden or add a firepit for those long summer nights under the stars. If you have an RV or extra toys, there is parking for that too. The attached double garage keeps your vehicles warm in the winter and has a plumbed gas line if you want to add a heater which is pretty handy in Fort McMurray winters.

You will love the location. Abasand is a family-friendly neighbourhood known for its trails, playgrounds and easy drive to downtown. Schools, parks and shopping are close so you spend less time running around and more time making memories.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2017

Essential Information

MLS® #	A2267047
Price	\$565,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,423
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	130 Arsenault Cove
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1J7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	3
Zoning	R1

Listing Details

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

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.