



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 HODGINS Avenue, Fort McMurray T9H 0H4**

MLS® #: **A2043655**

Area: **Henning Ridge**

Listing Date: **04/27/23**

List Price: **\$489,950**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 11-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2023**

Lot Information

Finished Floor Area

Lot Sz Ar:

**5,652 sqft**

Lot Shape:

Abv Sqft:

**1,552**

Low Sqft:

Ttl Sqft:

**1,552**

DOM

**364**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,On Golf Course**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Other**

Construction:

**Asphalt**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

**Public**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Breakfast Bar,Crown Molding,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room

**2pc Bathroom**

**4pc Ensuite bath**

**Bedroom**

Level

**Main**

**Upper**

**Upper**

Dimensions

**3`0" x 6`9"**

**5`0" x 9`0"**

**11`10" x 10`11"**

Room

**4pc Bathroom**

**Bedroom**

**Bedroom - Primary**

Level

**Upper**

**Upper**

**Upper**

Dimensions

**10`1" x 5`0"**

**10`4" x 10`8"**

**15`1" x 13`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1521809**

Zoning:  
**R1**

Remarks

Pub Rmks:

**LIMITED TIME PRICING WOW BRAND NEW WITH A ATTACHED GARAGE UNDER \$500K! IMMEDIATE POSSESSION ! OPEN HOUSE SUNDAY OCTOBER 1 ST 2023 1-4 PM!!**  
**NTRODUCING THE ALEX II BY QUALICO DEVELOPMENTS, WITH NOVEAU COLOR BAORD, ATTACHED DOUBLE CAR GARAGE, AND LOCATED IN FORT MCMURRAY'S ONLY GOLF COURSE COMMUNITY. Qualico Developments have been building homes in Fort McMurray for over 20 years and provide white glove service along with the peace of mind of 10 YEAR ALBERTA NEW HOME WARRANTY. This home is completed with QUALITY FINISHINGS THROUGHOUT THAT INCLUDE LUXURY VINYL PLANK, QUARTZ COUNTERTOPS, CUSTOM FEATURE WALLS, HOT WATER ON DEMAND AND MORE. Step inside this spacious 1500 SQ FT HOME, offering a large foyer that leads you to LUXURY KITCHEN featuring QUARTZ COUNTER TOPS, WHITE CABNETRY, CORNER PANTRY, 4 BUILT IN BLACK STAINLESS APPLIANCES, LARGE ISLAND WITH EAT UP BREAKFAST BAR. This open Concept continues with a large Great room and dining room with garden door that leads you to your yard. The main level is complete with a 2-pc powder room and also direct access to your attached double car garage. The upper level of the home offers a Large Primary bedroom with, WALK IN CLOSET, AND FULL ENSUITE. In addition, you have UPPER-LEVEL LAUNDRY ROOM, a total of 3 bedrooms and another 4-pc main bathroom. The undeveloped basement remains ready for your completion that could include a family room, bedroom and bathroom. The Exterior of the home will be finished with FRONT LANDSCAPING AND 2 CAR FRONT CONCRETE DRIVEWAY. ADDED BONUS IS THE NEW OWENER OF THIS HOME WILL RECEIVE A FREE 1 YEAR MEMEBERSHIP TO FORT MCMURRAY'S NEWEST 18 HOLE GOLF COURSE ROTARY LINKS. Imagine the capability to be able to jump on your golf cart or walk for a relaxing day on the course. This home is located in Henning ridge only minutes away from Fort McMurray International airport and Sapræ creek Ski Hill. CALL TODAY FOR YOUR PERSONAL TOUR OR MORE INFORMATION.**

Inclusions:  
Property Listed By:

**Fridge, stove, dishwasher, OTR microwave, washer, dryer, front landscaping, 10 year Alberta new home warranty, front brushed concrete driveway**  
**COLDWELL BANKER UNITED**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**













