

137 ARNCLIFF Court, Fort McMurray T9K0W6

Listing A2052212 05/26/23 List Price: **\$579,900** MLS®#: Area: Abasand

Status: Active County: **Wood Buffalo** Change: -\$10k, 03-Nov Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: 2021 Lot Information

Lot Sz Ar: Lot Shape:

Fort McMurray Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 3,900 sqft

1,762 1,762

<u>Parking</u>

DOM

575

Layout

Beds:

Baths:

Style:

Ttl Park: 4 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

Back Yard Lot Feat:

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer: Ext Feat:

Private Entrance

Construction:

Concrete, Vinyl Siding

Flooring:

Carpet, Tile Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: See Remarks Int Feat: **Jetted Tub**

Utilities:

Room Information

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions** 2pc Bathroom Main 4`6" x 6`7" **Dining Room** Main 11`0" x 9`7" Main 11`11" x 14`3" **Living Room** Main 9`9" x 16`8" Kitchen 4pc Bathroom Second 6`5" x 9`3" 4pc Ensuite bath Second 5`4" x 9`2" **Bedroom** 10`2" x 13`9" 10`3" x 13`9" Second **Bedroom** Second **Bonus Room** Second 11`2" x 9`6" **Bedroom - Primary** 15`10" x 15`9" Second

Legal/Tax/Financial

Title: Zoning: Fee Simple R1S

Legal Desc: **7822731**

Remarks

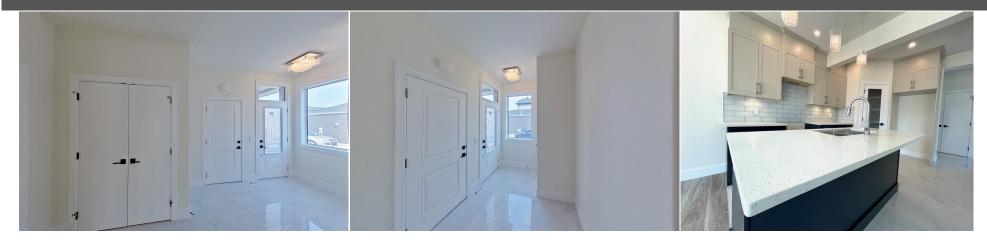
Pub Rmks:

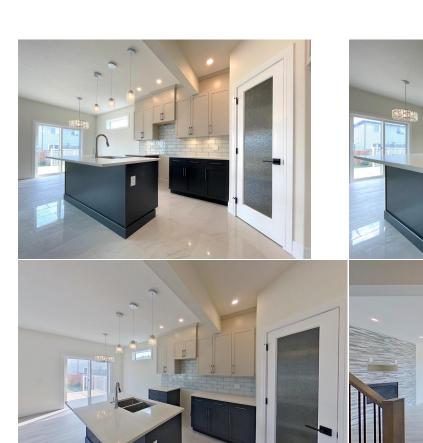
BRAND NEW HOME! DOUBLE ATTACHED GARAGE! SEPARATE ENTRANCE! CUL DE SAC! Welcome to 137 Arncliff court. On the main floor of this home you will be greeted by a grand tile entry way that comes with a large coat closet. Down the hall the kitchen area boasts an open concept feel as the beautiful two toned cabinets are a must see with ample storage space along with plenty of Quartz counter top space. The kitchen has a large island, and a corner pantry that looks onto the spacious living room that is accented nicely by gas fireplace, which has a tiled feature wall. The dining nook on the main floor gives you access to a large deck and a partially fenced yard. The main floor also offer a 2PCE bathroom. The second floor of this home offers a small bonus room area which is perfect for that home office, a 4 PCE bathroom, second floor laundry, and 3 large bedrooms which includes the Master bedroom. The master bedroom has walk in closet and en suite bathroom which includes a jetted tub, and a vanity with quartz counter tops. The basement has a SEPARATE ENTRANCE and awaits your development ideas. Other features include a partially fenced yard, and rough in for A/C, a New Home warranty. Call now for your personal showing.

Inclusions: \$5000 appliance credit

Property Listed By: ROYAL LEPAGE BENCHMARK

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







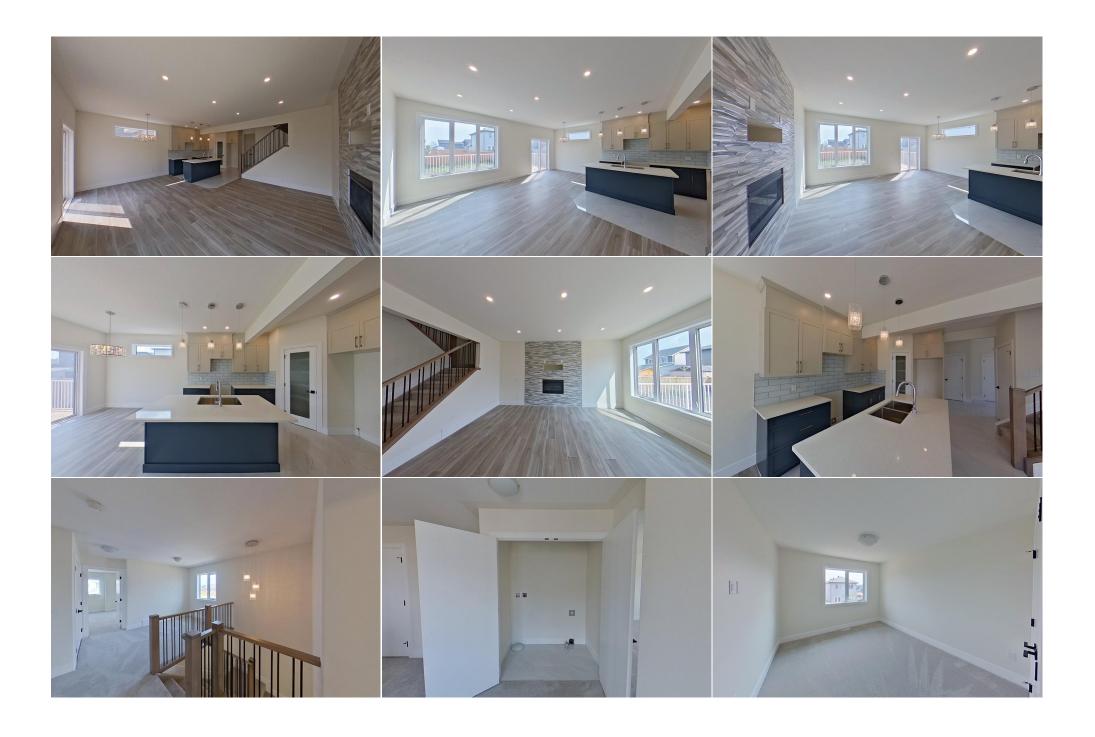


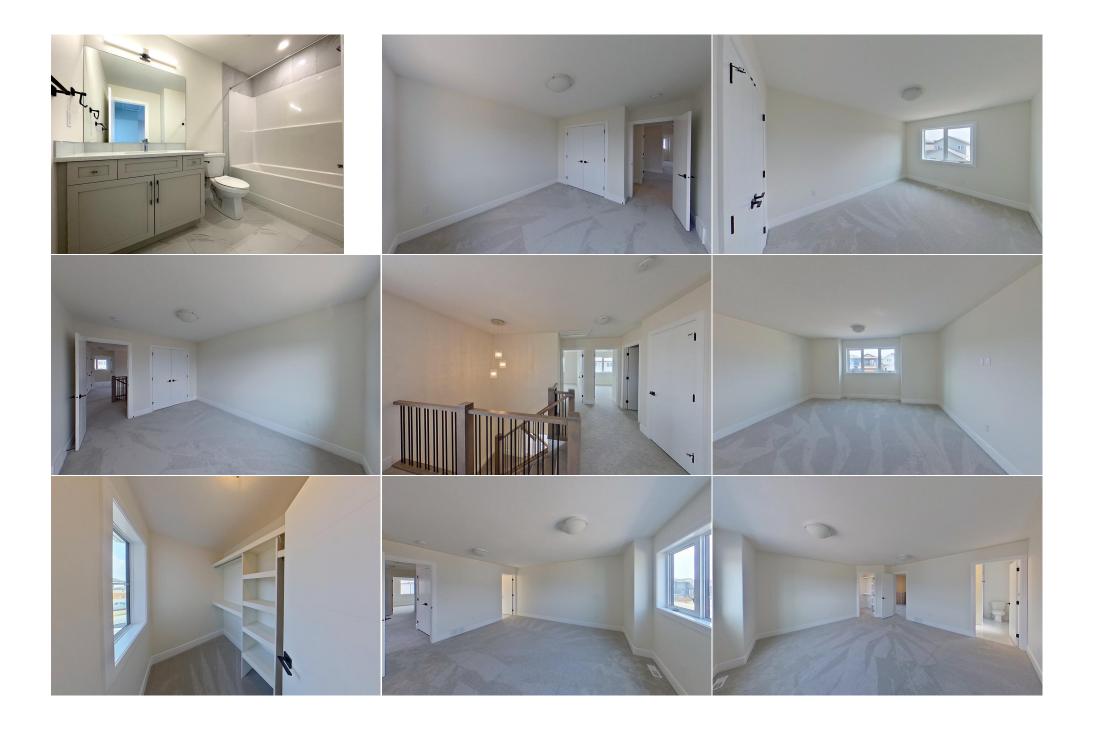








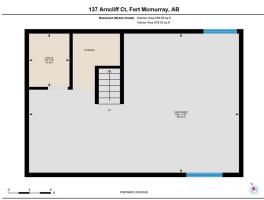












137 Arncliff Ct, Fort Mcmurray, AB

Main Floor Editor Area 703.91 sq. ft
Interior Area 603.13 sq. ft
Editor Area 403.99 sq. ft



137 Arncliff Ct, Fort Mcmurray, AB

2nd Floor Exterior Area 1058.98 sq ft Interior Area 968.89 sq ft

