



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 ARNCLIFF Court, Fort McMurray T9K0W6**

MLS® #: **A2052212**

Area: **Abasand**

Listing Date: **05/26/23**

List Price: **\$579,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 03-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2021**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,900 sqft**

Lot Shape:

Abv Sqft:

**1,762**

Low Sqft:

Ttl Sqft:

**1,762**

DOM

**575**

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**

**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

Room

**2pc Bathroom**

**Kitchen**

**4pc Bathroom**

**Bedroom**

**Bonus Room**

Level

**Main**

**Main**

**Second**

**Second**

**Second**

Dimensions

**4`6" x 6`7"**

**11`11" x 14`3"**

**6`5" x 9`3"**

**10`2" x 13`9"**

**11`2" x 9`6"**

Room

**Dining Room**

**Living Room**

**4pc Ensuite bath**

**Bedroom**

**Bedroom - Primary**

Level

**Main**

**Main**

**Second**

**Second**

**Second**

Dimensions

**11`0" x 9`7"**

**9`9" x 16`8"**

**5`4" x 9`2"**

**10`3" x 13`9"**

**15`10" x 15`9"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**7822731**

Remarks

Pub Rmks: **BRAND NEW HOME! DOUBLE ATTACHED GARAGE! SEPARATE ENTRANCE! CUL DE SAC! Welcome to 137 Arnclyff 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**















