



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 ARNCLIFF Court, Fort McMurray T9J 1E9**

MLS® #: **A2108726**

Area: **Abasand**

Listing Date: **02/19/24**

List Price: **\$450,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2018**

Lot Information

Finished Floor Area

Lot Sz Ar:

**2,500 sqft**

Lot Shape:

Abv Sqft:

**1,446**

Low Sqft:

Ttl Sqft:

**1,446**

DOM

**87**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Cul-De-Sac,Lawn,Interior Lot,Landscaped  
Driveway,Heated Garage,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction:  
**Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Closet Organizers,Open Floorplan,See Remarks,Sump Pump(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`9" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 15`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>7`5" x 13`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`4" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`9" x 12`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 12`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`9" x 12`1"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`0" x 5`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`7" x 14`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**7822731**

Remarks

Pub Rmks:

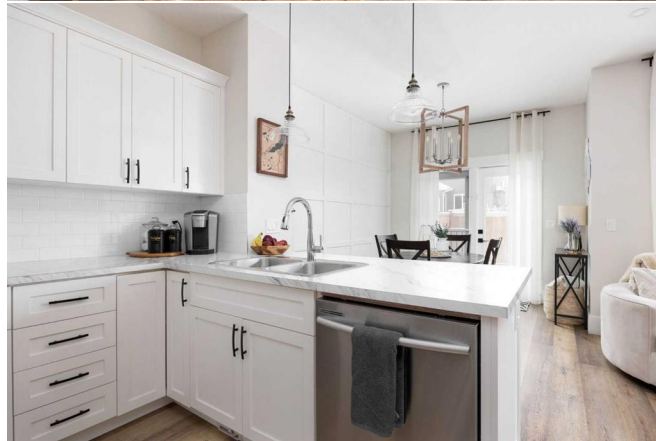
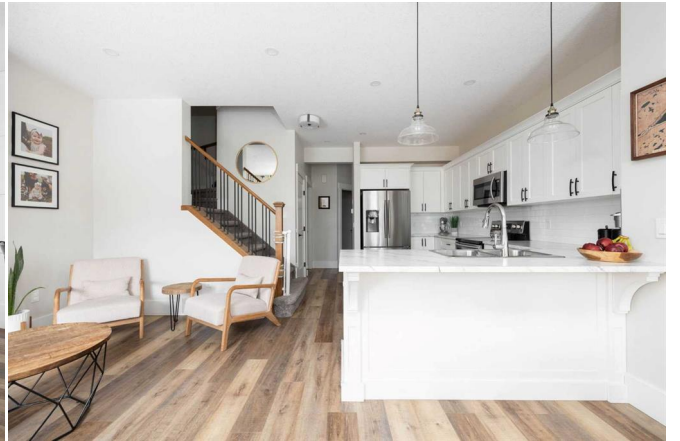
**CHECK OUT THIS INCREDIBLE ABASAND HOME! Originally built by Kydan Homes and designed by Melissa Hartigan Design, this home is a carefully curated stunner that is sure to WOW you with all its beauty. The main level is well-planned with open concept living, including a modern white kitchen with black hardware, timeless white subway tile, and marble-coloured countertop; the adjacent living room is inviting and features warm wood-coloured accents with a beautiful floor-to-ceiling herringbone tiled fireplace with wood mantle. The dining room is spacious and features a board & batten feature wall and provides access out to the deck and west-facing backyard. The main level is complete with a 2 piece bathroom and sizable mudroom which is the perfect place for family to enter so your main foyer stays welcoming for guests. Upstairs, you will find 3 generously sized bedrooms including the primary bedroom which easily accommodates a king-sized bed; enjoy the luxury of a walk-in-closet and sprawling ensuite with oversized glass shower and vanity with double sinks. Laundry won't feel like such a chore when it's located in a full-size laundry room conveniently on the second level. The second level is complete with another full bathroom. The basement is undeveloped and awaits your ideas; the bathroom plumbing is located adjacent to the utility room leaving a large open space for a fourth bedroom and rec area or a large family room with a beautiful exposed beam accent. CENTRAL AC and the HEATED ATTACHED GARAGE are other features worth noting in this incredible family home. Located in a cute cul-de-sac, steps to fantastic elementary schools, playgrounds, parks, tennis courts, walking and quadding trails, (first come, first serve) complimentary recreational vehicle parking, public transit, and so many more amenities, this home is an all-around win!**

Inclusions:  
Property Listed By:

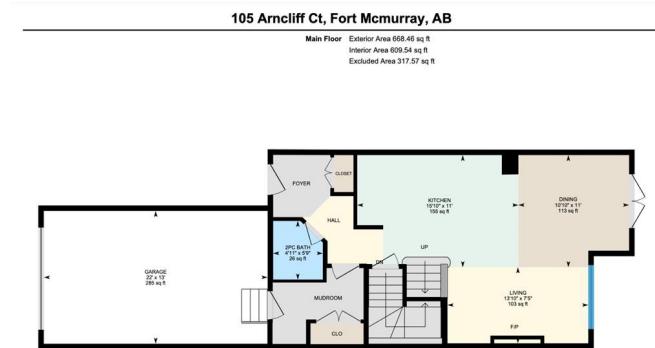
**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC, Blinds, Garage Heater  
EXP REALTY**

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











105 Arncliffe Ct, Fort McMurray, AB

2nd Floor Exterior Area 778.28 sq ft  
Interior Area 712.42 sq ft

