



THE
A-TEAM

**RE/MAX
FIRST**

113 HODGINS Avenue, Fort McMurray t8h 0h4

MLS® #: **A2136256**

Area: **Henning Ridge**

Listing Date: **05/29/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2023**
Lot Information
Lot Sz Ar: **5,022 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,552**
Low Sqft:
Ttl Sqft: **1,552**

DOM

110
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,On Golf Course**
Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Microwave Hood Fan,Oven,Stove(s),Tankless Water Heater,Washer/Dryer**
Int Feat: **Built-in Features,Crown Molding,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 6`9"	4pc Bathroom	Upper	10`1" x 5`0"
4pc Ensuite bath	Upper	5`0" x 9`0"	Bedroom	Upper	10`4" x 10`8"
Bedroom	Upper	11`10" x 10`11"	Bedroom - Primary	Upper	15`1" x 13`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1521809

Zoning:
R1

Remarks

Pub Rmks: **WOW!! \$489,900 IS AN AMAZING PRICE FOR A BRAND NEW HOME WITH ALL APPLIANCES, HOME WARRANTY, AND DOUBLE ATTACHED GARAGE! INTRODUCING 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: **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, MICROWAVE, 10 YEAR ALBERTA NEW HOME WARRANTY, FRONT LANDSCAPING AND DRIVEWAY, GARAGE DOOR OPENER**

Property Listed By: **COLDWELL BANKER UNITED**

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