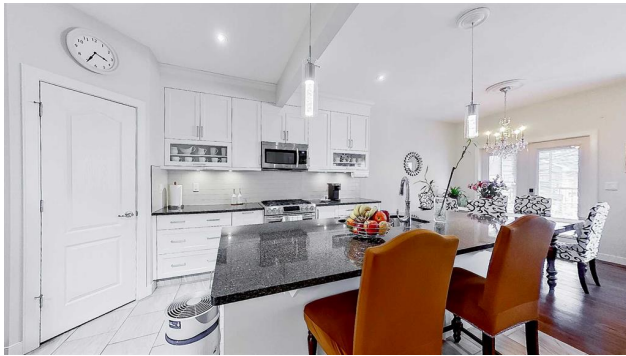


109 AUGER Court, Fort McMurray T9J 1E5

MLS®#: **A2139500** Area: **Abasand** Listing Date: **06/07/24** List Price: **\$469,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

DOM

101
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt** Construction: **Brick,Concrete,ICFs (Insulated Concrete Forms),Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Barbecue,BBQ gas line** Water Source: **ICF Block**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Chandelier,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Sump Pump(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`8"	Dinette	Main	10`4" x 9`9"
Kitchen	Main	12`9" x 15`2"	Living Room	Main	10`8" x 17`2"
3pc Bathroom	Second	8`4" x 5`0"	4pc Bathroom	Second	4`11" x 8`11"
Bedroom	Second	9`5" x 15`5"	Bedroom	Second	9`1" x 11`0"
Loft	Second	8`5" x 7`8"	Bedroom - Primary	Second	12`3" x 21`4"
3pc Bathroom	Basement	10`6" x 4`10"	Laundry	Basement	6`1" x 10`6"
Game Room	Basement	120`10" x 30`6"	Furnace/Utility Room	Basement	7`0" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822731

Zoning:
R1S

Remarks

Pub Rmks: **Listed below appraised value and located in a neighborhood that I am proud to call home as well. Great neighbors and a great sense of community is something that is obvious to all. As you come up the walkway you will notice the maintenance free exterior and ample parking, concrete steps. Upon entering the home enter the home you are greeted by an over sized ceramic tile entry way and a good size front closet access to the garage and a 2-pc washroom. As you move to heart of the home the open concept eat in Kitchen the perfect place to entertain family and friend with Stainless steel Samsun appliances and a smart control dishwasher. I love the lighting with crystal chandeliers all through out the home. Beautiful cup boards that go right to the ceiling with beautiful crown moldings and granite counter tops large island with breakfast bar and a good size pantry the adjacent living room has a cozy gas burning fireplace and with custom tile and the custom mantel matched the decor perfectly. There is no carpet in this home as it is finished with hi end vinal plank and ceramic tiling. The second level has 3 good size bedrooms, and the spacious master bedroom has a walk-in closet with custom shower with dual rain shower heads. There is a flex room off of the master bedroom which could be a study or a library or yoga space. Downstairs we go to the almost totally finished ICF basement with separate entrance and 9-foot ceilings and in floor heating the seller will be leaving the remaining supplies so the buyer could finish it to their specifications. Over sized bathroom is almost complete. The yard is fully fenced the perfect place for the kids and pets to roam. There is a sunroom off the kitchen and is the perfect place to enjoy your morning coffee. The located is second to none of Abasand heights this property was built by Sorento Homes out of Red Deer. I love this neighborhood only 5 mins to the downtown core surrounded by nature and the boreal forest with lots of walking and hiking trails and the only neighborhood with a ATV off road permitted as a pilot project. (the future is unknown about this) with 2 elementary school a skating rink. Local gas bar and convenience store and bus route close by.**

Inclusions: **Existing S/S Fridge , gas Stove, Washer and Dryer, microwave, Dishwasher, all window coverings. 10x10 Gazabo. central air, gas BBQ. patio furniture. 2 tv mounts. additional building supplies to finish the basement (ceramic tiles)**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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