



THE
A-TEAM

**RE/MAX
FIRST**

135 ARNCLIFF Court, Fort McMurray T9J 1E9

MLS®#: **A2156613**

Area: **Abasand**

Listing Date: **08/28/24**

List Price: **\$459,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar: **3,900 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,486**
Low Sqft:
Ttl Sqft: **1,486**

DOM

21
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Lawn,Rectangular Lot**
Park Feat: **Aggregate,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street,Side By Side,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`1" x 16`6"
Dinette	Main	12`3" x 8`3"
Bedroom	Second	10`8" x 16`3"
4pc Bathroom	Second	7`0" x 7`10"
Bonus Room	Second	12`3" x 12`6"

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822731

Zoning:
R1S

Remarks

Pub Rmks: **Welcome to 135 Arncliff Court - this beautiful 2017 Qualico rebuilt 2 storey home located on a quiet cul de sac in Abasand. A rarity in this neighbourhood, your home has double concrete driveway, a single attached garage, insulated drywalled and heated with built in cubbies and direct access to the house. Inside you will find a nice sized foyer area leading to your open concept floor plan. Your kitchen is equipped with plenty of cupboard and counter space, a centre island, stainless steel appliances, and a corner pantry. Your comfortable living room has high ceilings, added features like an electric fireplace and floating mantle that serves as added storage space and a media cabinet to hide tv wires. The main floor features an abundance of natural lighting with large windows and a well sized dinette area, with direct access to your oversized back deck, fully landscaped and fenced backyard. Upstairs, you will find three oversized bedrooms, the primary suite it is equipped with a full en-suite and walk in closet. The second and third bedrooms are also oversized with large windows, large closets with bifold doors and built-in shelving. Upstairs, you will also find a bonus room area, great for added family space, and an additional four piece bathroom. The basement is undeveloped and awaits your ideas, but features the laundry area, a separate entrance, and rough in for bathroom. Your home is situated close to busing, walking trails, schools, shopping, baseball diamonds, and so much more. This home is a must see - call today to view!**

Inclusions: **Fridge, stove, dishwasher, OTR microwave, washer, dryer. Garage door opener with remote(s), built-in shelves in garage, central vac and attachments, AC unit, shed, gazebo on deck. Tv mount and shelf in living room, window blinds, security system hardware.**

Property Listed By: **COLDWELL BANKER UNITED**

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