



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 AIRMONT Court, Fort McMurray T9J1G1**

MLS® #: **A2177246**

Area: **Abasand**

Listing Date: **11/04/24**

List Price: **\$424,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 13-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **2,680 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,251**  
Low Sqft:  
Ttl Sqft: **1,251**

DOM

**47**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac**  
Park Feat: **Concrete Driveway, Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**  
Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`4" x 5`2"	Eat in Kitchen	Main	13`0" x 11`7"
Living Room	Main	11`6" x 19`4"	4pc Bathroom	Second	9`9" x 4`11"
4pc Ensuite bath	Second	4`11" x 8`10"	Bedroom	Second	9`1" x 9`0"
Bedroom - Primary	Second	13`6" x 12`11"	Bedroom	Second	9`1" x 10`7"
4pc Bathroom	Basement	10`1" x 5`5"	Game Room	Basement	10`4" x 23`10"

Furnace/Utility Room

Basement

10`11" x 4`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7822731**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Live Simply. Ready to move in! Welcome to the rebuilt 2017 single family home in Abasand 129 Airmont Court. Very quiet location and a great location to raise your children and perfect starter home. The open concept main floor has engineered hardwood and tile. The eat up breakfast bar can be a space saver in the home. There is plenty of room for your kitchen gadgets. Finishing touches are the powder room and access to the single car attached garage. The layout upstairs has made great use of all the space. At the top of the stairs is the 4 pc main bathroom with large counter space. You will appreciate upstairs laundry as well. There are two more bedrooms upstairs and NO carpet. The primary bedroom has a walk in closet and 4 pc ensuite. The basement is fully developed. You can use it as a rec room or another bedroom. There is also a 4 pc bathroom. The home is fully fenced, has air conditioning too. Check out the detailed floor plans, see where every sink is in the home, 360 tour and video. Included is: Fridge, stove, OTR microwave, dishwasher, shed, garage door opener & remote, stackable washer/dryer**

Inclusions:  
Property Listed By:

**RE/MAX FORT MCMURRAY**

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







