



THE
A-TEAM

**RE/MAX
FIRST**

175 ALDERGROVE Avenue, Fort McMurray T9J 1E6

MLS®#: **A2182875**

Area: **Abasand**

Listing Date: **12/11/24**

List Price: **\$499,900**

Status: **Active**

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: **3,000 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,515**
Low Sqft:
Ttl Sqft: **1,515**

DOM

72
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,Landscaped,Standard Shaped Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3'0" x 6'9"
Kitchen	Main	9'9" x 12'7"
3pc Ensuite bath	Second	5'0" x 9'1"
Bedroom	Second	11'7" x 11'7"
Bedroom - Primary	Second	15'0" x 14'2"
Furnace/Utility Room	Basement	13'8" x 4'8"

Room	Level	Dimensions
Dining Room	Main	9'10" x 10'9"
Living Room	Main	11'2" x 13'3"
4pc Bathroom	Second	10'4" x 5'0"
Bedroom	Second	10'5" x 11'4"
Storage	Basement	19'8" x 24'8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

7822731

Remarks

Pub Rmks: **Welcome to 175 Aldergrove Avenue - Spacious, Modern Living in Abasand for under \$500,000. This beautifully maintained home offers a generous floor plan, an attached double car garage, and incredible value under \$500,000. Known for its outdoor lifestyle, Abasand offers access to ATV trails, scenic walking paths, stunning views, and abundant wildlife—perfect for those who love to explore and embrace adventure right from their doorstep. A double driveway welcomes you home, leading to the attached garage, which also features convenient access to a dog run for your furry friends. Inside, the main floor impresses with high ceilings, beautiful finishes, and an open-concept design ideal for entertaining and staying connected across spaces. The kitchen boasts a large island, sleek quartz countertops, a gas range, a built-in microwave, and durable tile flooring that extends into the dining area. The living room features rich hardwood flooring, offering a seamless and functional flow throughout the main living space. Wide stairs lead to the upper level, where a bright, open hallway connects the three bedrooms. The primary suite offers a serene retreat, complete with a walk-in closet and a four-piece ensuite featuring a large soaker tub. The additional two bedrooms are spacious and bright, and the upper level is completed with a second four-piece bathroom and a convenient laundry room. Step outside to a fully fenced backyard with a large deck, perfect for outdoor gatherings and enjoying warm summer days. Additional highlights include central air conditioning, ensuring year-round comfort. This is a rare opportunity to own a home in Abasand with a double-car garage for under \$500,000. Schedule your private tour today.**

Inclusions:
Property Listed By: **N/A**
The Agency North Central Alberta

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











