



THE
A-TEAM

**RE/MAX
FIRST**

139 AMBERWOOD Court, Fort McMurray T9J 1E3

MLS®#: **A2186745**

Area: **Abasand**

Listing Date: **01/10/25**

List Price: **\$484,900**

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: **3,900 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,403**
Low Sqft:
Ttl Sqft: **1,403**

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer**
Int Feat: **Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"
Foyer	Main	5`8" x 7`8"
Living Room	Main	12`0" x 15`2"
4pc Bathroom	Second	7`10" x 5`0"
Bedroom	Second	11`5" x 8`10"
Laundry	Second	5`0" x 6`9"
Walk-In Closet	Second	5`8" x 7`8"

Room	Level	Dimensions
Dining Room	Main	12`0" x 7`5"
Kitchen	Main	9`0" x 12`1"
Pantry	Main	4`0" x 3`0"
4pc Ensuite bath	Second	7`10" x 4`11"
Bedroom	Second	9`3" x 12`4"
Bedroom - Primary	Second	15`0" x 15`3"
4pc Bathroom	Basement	5`1" x 8`4"

Bedroom Storage	Basement Basement	8`8" x 9`4" 4`2" x 7`9"	Game Room Furnace/Utility Room Legal/Tax/Financial	Basement Basement	10`8" x 16`9" 5`4" x 8`7"
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Title: **Fee Simple** Zoning: **R1S**

Legal Desc: **7822731**

Remarks

Pub Rmks: **139 Amber Wood Court - Under \$500K! in this stunning Abasand home! Nestled in a prime location close to downtown and all amenities, yet far enough to enjoy peace and privacy, this property offers it all. Step inside to find luxury vinyl plank flooring throughout - no carpet here! Freshly painted and ready to impress, this home features 3 bedrooms upstairs and 1 bedroom downstairs, including a spacious master with an ensuite. Enjoy the convenience of upstairs laundry and the bonus of a heated garage. Outside, the private fenced yard is perfect for relaxation or entertaining. All this, and it's under \$500K! Don't miss your chance to own this incredible property. Call today for your personal showing!**

Inclusions: **n/a**

Property Listed By: **EXP REALTY**

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







