



THE
A-TEAM

**RE/MAX
FIRST**

139 AMBERWOOD Court, Fort McMurray T9J 1E3

MLS® #: **A2186745**

Area: **Abasand**

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

List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 08-Feb**

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

42
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	16`8" x 16`5"
Foyer	Main	18`7" x 25`2"
Living Room	Main	39`4" x 49`9"
4pc Bathroom	Second	25`8" x 16`5"
Bedroom	Second	37`6" x 29`0"
Laundry	Second	16`5" x 22`2"
Walk-In Closet	Second	18`7" x 25`2"

Room	Level	Dimensions
Dining Room	Main	39`4" x 24`4"
Kitchen	Main	29`6" x 39`8"
Pantry	Main	13`1" x 9`10"
4pc Ensuite bath	Second	25`8" x 16`2"
Bedroom	Second	30`4" x 40`5"
Bedroom - Primary	Second	49`3" x 50`0"
4pc Bathroom	Basement	16`8" x 27`4"

**Bedroom
Storage**

**Basement
Basement**

**28`5" x 30`7"
13`8" x 25`5"**

**Game Room
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**35`0" x 55`0"
17`6" x 28`2"**

Title:
Fee Simple
Legal Desc:

7822731

Zoning:
R1S

Remarks

Pub Rmks: **139 Amber Wood Court - Under \$500K! BUILT IN 2017 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, the comfort of central air conditioning, and the practicality of a heated garage. This home is equipped with a dual sump pump system with battery backup for extra peace of mind. Outside, the private fenced yard is perfect for relaxation or gatherings. All this, and it's under \$500K! Don't miss your chance to own this incredible property. Call today for your personal showing!**

Inclusions:
Property Listed By:

**n/a
EXP REALTY**

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







