



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 ARNCLIFF Court, Fort McMurray T9J 1E9**

MLS®#: **A2188730**

Area: **Abasand**

Listing Date: **01/19/25**

List Price: **\$444,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2018**

Finished Floor Area  
Abv Sqft: **1,011**  
Low Sqft:  
Ttl Sqft: **1,011**

DOM

**1**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,228 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Private**  
Park Feat: **Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

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

Construction: **Concrete,Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>15`10" x 17`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>21`11" x 38`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>46`9" x 40`5"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>11`3" x 20`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>26`6" x 28`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>44`10" x 38`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>23`3" x 16`2"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>29`9" x 38`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>32`10" x 53`7"</b>
<b>2pc Ensuite bath</b>	<b>Second</b>	<b>14`9" x 20`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>28`2" x 39`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`8" x 26`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>35`0" x 31`9"</b>

Title: **Fee Simple**  
 Legal Desc: **7822731**

Zoning: **R1S**

Remarks

Pub Rmks: **Looking for an AFFORDABLE MODERN home? Introducing 133 Arncliff Court - a MODERN oasis built in 2018 that seamlessly blends luxury, relaxation, and everyday elegance. As you step into this charming home, you'll be greeted by the warmth and elegance of LUXURY VINYL PLANK flooring in a rich French oak hue throughout - with NO CARPET in sight! The spacious entrance opens up to a BRIGHT and AIRY OPEN FLOOR PLAN perfect for relaxing and entertaining. The sleek WHITE KITCHEN is equipped with STAINLESS STEEL APPLIANCES, UPPER and LOWER cabinets, a convenient EAT-UP PENINSULA, beautiful QUARTZ COUNTERS, and a stunning WHITE BACKSPLASH that adds a touch of sophistication. The main floor also features a convenient half bathroom ideal for guests, and access to the ATTACHED GARAGE. The garage is finished and with a GAS LINE already installed, it's ready for a heater - simply purchase and install to create your perfect workshop or hobby space! And to keep you cool on warm summer days, this home features CENTRALIZED AIR-CONDITIONING ensuring a comfortable temperature throughout. Upstairs, two spacious bedrooms await including a serene primary retreat complete with a spacious WALK-IN CLOSET and a convenient EN-SUITE HALF BATHROOM. A FULL bathroom and LAUNDRY AREA are conveniently located in the hallway making mornings a breeze. But that's not all - the FULLY FINISHED BASEMENT boasts a SEPARATE ENTRY perfect for a mother-in-law suite or RENTAL opportunity. This spacious area features a cozy bedroom, kitchenette, living room, laundry, and full bathroom offering the ultimate in flexibility and convenience. The patio door leads to a deck perfect for summer BBQs and ALFRESCO DINING. The expansive backyard is FULLY FENCED providing a safe and private space for kids or furry friends to play and enjoy, with plenty of room for outdoor games, gardening, or simply soaking up the sun. Imagine warm summer evenings spent RELAXING ON THE DECK watching the kids play tag in the yard or enjoying quality time with loved ones under the stars. Experience the ultimate lifestyle in Abasand where daily conveniences blend seamlessly with thrilling OUTDOOR ADVENTURES! This stunning home is nestled near parks, playgrounds, schools, shopping, and services, making everyday life a breeze. But what really sets Abasand apart is its BREATHTAKING TRAILS perfect for exploring on ATV or foot. And with downtown just a SHORT DRIVE away, you'll enjoy the perfect balance of relaxation, adventure, and urban amenities. This exceptional home is designed for MODERN LIVING offering UNBEATABLE VALUE in a vibrant neighbourhood! Don't miss out! Contact us today to schedule a viewing and make 133 Arncliff Court your dream home a reality!**

Inclusions: **MAIN: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER BASEMENT: STOVE, FRIDGE, WASHER, DRYER**  
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

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











