



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 ALPINE Court, Fort McMurray T9J1B3**

MLS® #: **A2194189**

Area: **Abasand**

Listing Date: **02/15/25**

List Price: **\$609,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 12-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Lot Sz Ar:

**4,923 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,522**

Low Sqft:

Ttl Sqft:

**1,522**

DOM

**105**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Greenbelt,Landscaped,Many Trees,See Remarks,Treed Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance**

Construction:

**Concrete,Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**Kitchen Island,No Smoking Home,See Remarks,Sump Pump(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 7`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 6`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 16`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`8" x 14`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`5" x 8`5"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`4" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 10`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 11`8"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`6" x 6`11"</b>

Bedroom	Basement	9`11" x 13`6"	Game Room Legal/Tax/Financial	Basement	12`2" x 20`3"
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Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R1S</b>			
	<b>7822731</b>			Remarks	

Pub Rmks:	<p><b>Nestled in a private cul-de-sac with serene tree line views, 123 Alpine Court in Abasand offers a fully developed two-story home built by Alves Construction in 2017. The main floor welcomes you with a grand entryway leading to an open-concept layout. The elegant kitchen features ceiling-height cabinets, a corner pantry, quartz countertops—including the island—and black stainless steel appliances. It seamlessly flows into the living room, highlighted by a tile-surround fireplace and abundant natural light. The spacious dining area provides access to the back deck and fenced yard. The second level includes a laundry room, three bedrooms which includes the primary suite that has a large walk-in closet and a four-piece en suite bathroom. The primary bedroom also offers a spectacular view of the tree line, where wildlife sightings are common. An additional four-piece bathroom serves the other bedrooms. The basement features a fourth bedroom and a recreation room with upgraded soundproof insulation, ideal for a home theatre or music room. A rough-in is available for a fourth bathroom if needed. Additional amenities include a double-attached heated garage with a floor drain and the garage overhead door is wifi enabled so you can open the door from your phone. The expansive backyard offers quick access to the Abasand trail system, just steps from the back gate. The property is conveniently located near schools, ice rinks, playgrounds, a short drive to downtown, and close to the Abasand OHV staging area. Central air conditioning ensures comfort throughout the home. Call now for your personal showing.</b></p>				
Inclusions:	<p><b>Fridge,Stove,Dishwasher, Microwave, Washer, Dryer, shed a/c unit, all window coverings (living room dining room blinds as is), central vac and attachments, garage heater, garage opener and remote control, furniture negotiable,</b></p>				
Property Listed By:	<p><b>ROYAL LEPAGE BENCHMARK</b></p>				

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





















