



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 AIRMONT Court, Fort McMurray T9J 1G1**

MLS® #: **A2198361**

Area: **Abasand**

Listing Date: **03/01/25**

List Price: **\$624,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$25k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,900 sqft**

Lot Shape:

Abv Sqft:

**1,673**

Low Sqft:

Ttl Sqft:

**1,673**

DOM

**66**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,See Remarks**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Hardwood,See Remarks,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Ceiling Fan(s),Central Vacuum**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>17`6" x 15`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>429`10" x 33`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>38`10" x 29`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>47`10" x 40`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>32`7" x 36`8"</b>	<b>Storage</b>	<b>Main</b>	<b>44`3" x 11`9"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>16`5" x 29`6"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>45`1" x 47`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>31`2" x 32`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>26`6" x 35`10"</b>
<b>Family Room</b>	<b>Upper</b>	<b>47`4" x 62`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>56`4" x 47`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>29`6" x 16`5"</b>	<b>Laundry</b>	<b>Upper</b>	<b>15`7" x 29`6"</b>

Bedroom	Basement	31`2" x 34`2"	Bedroom	Basement	27`4" x 26`6"
Kitchen	Basement	38`0" x 56`4"	Furnace/Utility Room	Basement	41`3" x 21`7"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R1S			
Legal Desc:		7822731			
Remarks					
Pub Rmks:		Unique Gems are rare and hard to find - The Lucky Buyer of this home will have found it. From its Red Oak hardwood flooring, a penny stairwell, BC Log manteled fireplaces, a Northern Lights window to watch not only the Northern Lights but also the DT fireworks, to its unique light fixtures; this home is one EVERYONE will want to see! Who doesn't love vaulted ceilings and 9FT ceilings? This home has them both! The open concept main floor with granite countertops in the kitchen, walk through pantry, loads of cupboard space, the gorgeous stone fireplace in the spacious living room, with a door off the dining area to the deck make the main floor perfect for entertaining! The upper floor boasts 2 bedrooms, a bonus room, and a rec room; plenty of room for the whole family! The 1 bedroom legal suite in the basement is a beautiful spacious income helper. The Double attached heated garage has epoxy floors. There are so many wonderful features in this home - Hot Water on demand, Water Softener, Central A/C, Central Vac, a 2 person hot tub, not to mention the 3 Cherry trees and Chestnut tree in the yard. Additional bonuses is that it is located on a quiet Cul-De-Sac, close to schools and amenities. YOUR new home has been immaculately kept and the pride of ownerships shines through! Unique Gems don't last long on the market either so START THE CAR.... and view this UNIQUE GEM before it's gone!			
Inclusions:		Fridge x2, Stove x2, Microwave x2, Dishwasher x2, Washer/Dryer x2, Ceiling Fan(s), Garage Door Remote(s), Water Softener, Central A/C, 2 person hot tub, Bar Fridge, All Blinds			
Property Listed By:		People 1st Realty			

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























