



THE
A-TEAM

**RE/MAX
FIRST**

119 AIRMONT Court, Fort McMurray T9J 1G1

MLS®#: **A2199818**

Area: **Abasand**

Listing Date: **03/07/25**

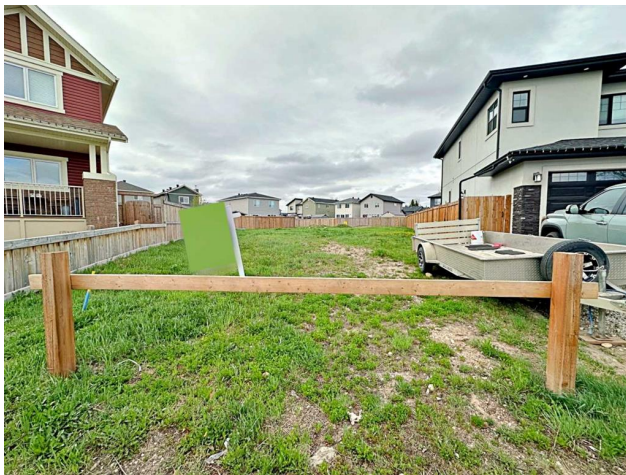
List Price: **\$109,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Fort McMurray

Year Built:

0

Lot Information

Lot Sz Ar:

7,901 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

125

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Pie Shaped Lot

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat: **Lighting**

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

782273

Zoning:

R1S

Remarks

Pub Rmks:

PRIME DEVELOPMENT OPPORTUNITY IN ABASAND. BUILD YOUR DREAM HOME TODAY! Welcome to one of the most sought after spots in Abasand: 119 Airmont Court. This spacious 7,900 sq.ft. pie-shaped lot, zoned R1S, is tucked away in a quiet and charming cul-de-sac, offering the perfect canvas for your custom home.

Whether you're a first-time buyer, seasoned investor, or planning your forever home, this property is loaded with potential. The zoning flexibility allows for the option to build a duplex or an income producing suite, adding versatility and long-term value. There's also space for RV parking or the possibility of an oversized garage—ideal for today's lifestyle needs. Located just minutes from downtown Fort McMurray and only a short drive to the hospital, this lot offers strong rental and investment appeal. Enjoy walking distance to schools, transit stops, parks, and scenic trails. Everything you need is right at your doorstep. Don't miss your chance to be part of this vibrant and welcoming community. Opportunities like this don't come often. Secure your lot and start planning your dream home today! Contact us now for more details or to explore the possibilities.

Inclusions:

N/A

Property Listed By:

COLDWELL BANKER UNITED

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



