



THE
A-TEAM

**RE/MAX
FIRST**

107 ALDERGROVE Court, Fort McMurray T9J 1C9

MLS® #: **A2207313**

Area: **Abasand**

Listing Date: **04/02/25**

List Price: **\$399,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Lot Sz Ar:

2,680 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,364

Low Sqft:

Ttl Sqft:

1,364

DOM

17

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Landscaped,Lawn,No Neighbours Behind,Private,Views

Park Feat:

Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad,Single Garage Attached,Tandem

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Central Vacuum,Storage,Tile Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`0"	Dining Room	Main	7`0" x 7`3"
Kitchen	Main	10`11" x 10`6"	Living Room	Main	12`9" x 10`3"
4pc Bathroom	Second	5`9" x 8`8"	4pc Ensuite bath	Second	4`11" x 8`2"
Bedroom	Second	17`0" x 12`1"	Bedroom	Second	12`9" x 10`5"
Bedroom - Primary	Second	11`9" x 12`5"	Walk-In Closet	Second	6`5" x 8`2"
Game Room	Basement	15`6" x 26`5"	Furnace/Utility Room	Basement	7`7" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

7822731

Remarks

Pub Rmks:

New Sod Being Installed in the Back Yard. Drive Through Garage Backing onto Green Space and Trails! Welcome to 107 Aldergrove Court - A turn-key home in the heart of Abasand, backing onto serene green space and offering a peaceful setting for you to enjoy with the added convenience of walking and ATV trails being right in your own backyard. With a heated drive-through garage tall enough to accommodate a truck, a two car driveway and modern finishes inside, this home is an incredible find in an incredible neighbourhood. The covered front entry adds charm, while the front patio is a great spot to enjoy your morning coffee and afternoon sun. Out back, the extended deck connects to the drive-through garage, creating an ideal indoor-outdoor flow, all within the privacy of a fully fenced yard with stunning tree-lined views. Inside, the open living and dining space is warm and inviting, featuring high ceilings, an electric fireplace, and plenty of natural light. The kitchen is both functional and stylish, offering quartz countertops, deep cabinetry, stainless steel Maytag appliances including a new microwave. A two-piece powder room with wainscoting adds a fun touch of character to the main floor. Upstairs, a unique split-level design creates an incredible sense of space. The primary suite is tucked away at the back, featuring oversized windows with stunning greenbelt views, a walk-in closet, and a private four-piece ensuite. Across the hall, two generous-sized bedrooms provide excellent flexibility—one large enough to accommodate a bed and sitting area, both offering walk-in closets with exceptional storage. A four-piece main bathroom and convenient upstairs laundry complete the second floor. The fully developed basement offers even more living space, with luxury vinyl plank flooring and a large rec room, making it the perfect place for a media room, gym, or play area. Located in a quiet, nature-filled community with easy access to trails, this home also comes with central A/C and hot water on demand. Move-in ready and full of thoughtful touches, this is a home you won't want to miss—schedule your private tour today!

Inclusions:
Property Listed By:

**Garage Heater, Freezer Negotiable.
The Agency North Central Alberta**

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











