



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 AMREN Drive, Fort McMurray T9J1B8**

MLS® #: **A2210978**

Area: **Abasand**

Listing Date: **04/11/25**

List Price: **\$349,900**

Status: **Active**

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:

**1977**

Lot Information

Lot Sz Ar:

**3,250 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,055**

Low Sqft:

Ttl Sqft:

**1,055**

DOM

**8**

Layout

Beds:

**4 (3 1 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped**

**Concrete Driveway,Driveway,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance**

Construction:

**Concrete**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**

Int Feat:

**No Animal Home,No Smoking Home,See Remarks**

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`1" x 7`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 10`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 10`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`2" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`8" x 7`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`4" x 12`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 8`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`8" x 10`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 10`1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>18`6" x 10`2"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**7822731**

Remarks

Pub Rmks: **PARKING! RENOVATIONS COMPLETE! DETACHED GARAGE! Located on a quiet, family-friendly street, this well-maintained home offers fantastic curb appeal and functionality. Step inside to a spacious entryway with ample coat closet space. The main floor features newer stainless steel appliances including gas stove (2017), stunning new kitchen cabinets (2022), and a bright, open-concept living room that flows seamlessly into the dining nook. From the dining area, walk out to your back deck and enjoy the fully fenced, landscaped yard, gas bbq connection, - perfect for summer BBQs and outdoor entertaining. Upstairs, you'll find three comfortable bedrooms, including a spacious primary retreat, along with a full bathroom. The basement offers even more living space with a fourth bedroom, a large rec room, and additional storage. In the front of the property you will not only find a detached garage but loads of parking, or basketball/street hockey area for the kids. Notable upgrades include, Newer windows and exterior doors (2017), Newer siding (2017), Shingles (2017), Attic insulation (2017), Hot water tank (2017), updated flooring on the main level (2022), refurbished and freshly painted deck (2024), Basement floor (2017), central air, and just steps from scenic walking trails, and close proximity to the Abasand OHV staging area, and conveniently close to schools and all amenities — this home is a must-see! 108 Amren Dr - Come see what makes this home stand out!**

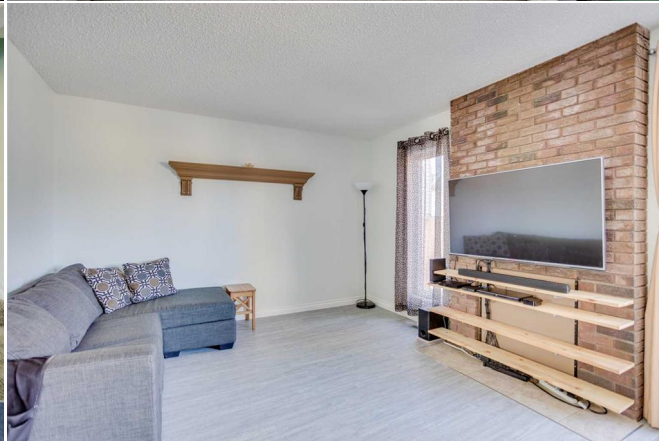
Inclusions: **Fridge, Stove, Dishwasher, Mircrowave, Washer, Dryer, all window coverings, A/C Unit, gas bbq,**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







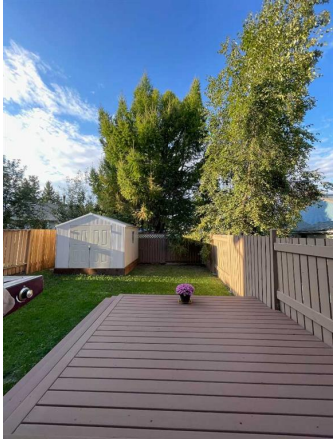










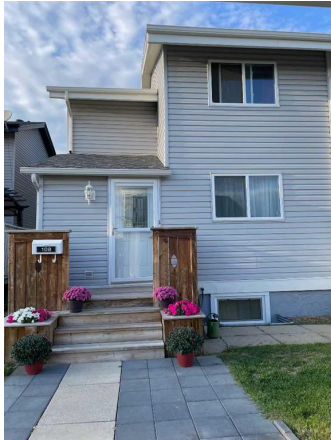
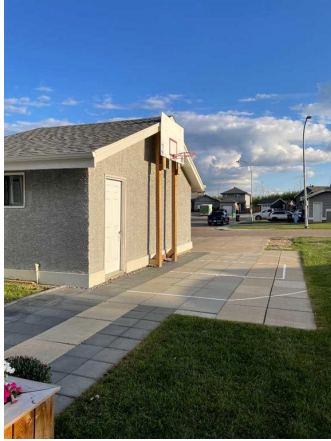


108 Amren Dr, Fort McMurray, AB

Main Floor Exterior Area 620.90 sq ft  
Interior Area 548.71 sq ft



PREPARED: 2023/04/11  
While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

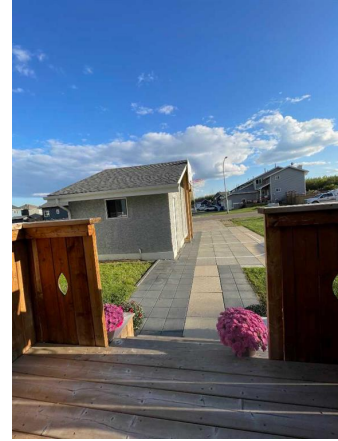


108 Amren Dr, Fort McMurray, AB

Basement (Below Grade) Exterior Area 496.74 sq ft  
Interior Area 437.95 sq ft



PREPARED: 2023/04/11  
While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



108 Amren Dr, Fort McMurray, AB

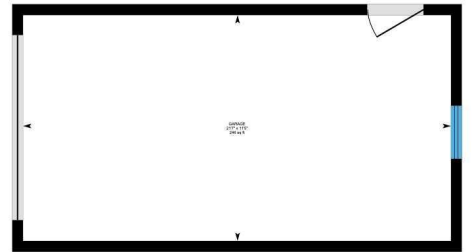
Main Building Total Exterior Area Above Grade 1190.33 sq ft



0 2 4 8  
Main Floor Exterior Area 620.90 sq ft  
2nd Floor Exterior Area 570.45 sq ft  
Basement (Below Grade) Exterior Area 496.74 sq ft  
PREPARED: 2023/04/11  
While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

108 Amren Dr, Fort McMurray, AB

Detached Garage Excluded Area 391.58 sq ft



PREPARED: 2023/04/11  
While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.