



THE
A-TEAM

**RE/MAX
FIRST**

159 ALDERGROVE Avenue, Fort McMurray T9J 1E4

MLS® #: **A2217762**

Area: **Abasand**

Listing Date: **05/06/25**

List Price: **\$419,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 14-May**

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:

3,000 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,432

Low Sqft:

Ttl Sqft:

1,432

DOM

27

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Landscaped,Lawn,Level Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Dog Run,Fire Pit**

Construction:

Mixed

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,See Remarks,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	8`8" x 10`10"
Kitchen	Main	12`7" x 12`8"	Living Room	Main	10`6" x 13`8"
3pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	9`4" x 14`2"	Bedroom	Second	9`8" x 14`1"
Bedroom - Primary	Second	12`2" x 16`10"	Game Room	Basement	18`2" x 17`5"
Furnace/Utility Room	Basement	18`2" x 12`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822731

Zoning:
R1S

Remarks

Pub Rmks:

Stunning Dolce Vita duplex in beautiful Abasand. Over 1432sqft of living space in this 2-Storey, half duplex with single attached garage. Beautifully designed and thoughtfully laid out, fresh & modern while bright & cozy. The main floor offers a spacious entryway with garage access & convenient half bathroom with an open living, kitchen & dining area. The spacious kitchen has stainless appliances, pantry and eat up island. The gas fireplace in the living room will keep you extra cozy in the cooler months and the dining space with wood feature offers access to the rear deck. Upstairs you will find a generous master with bright & spacious walk-in closet plus ensuite, 2 more generous bedrooms, 4 piece bathroom and convenient upstairs laundry. The undeveloped basement leaves room for your personal design and function. The fully fenced backyard has gate access to the playground behind the home, space for a large gazebo & option for a dog run. A beautifully laid out and well maintained duplex in an amazing Abasand location with nearby schools the bonus of a park out your back gate!

Inclusions:
Property Listed By:

fridge, stove, dishwasher, washer, dryer, shed
EXP REALTY

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







