



THE
A-TEAM

**RE/MAX
FIRST**

105 AUGER Court, Fort McMurray T9J 1E5

MLS® #: **A223247**

Area: **Abasand**

Listing Date: **05/19/25**

List Price: **\$605,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2024

Lot Information

Finished Floor Area

Lot Sz Ar:

3,000 sqft

Lot Shape:

Abv Sqft:

1,695

Low Sqft:

Ttl Sqft:

1,695

DOM

10

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard

Single Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air, Natural Gas

Sewer:

Ext Feat:

Other

Construction:

Concrete, Vinyl Siding, Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Garage Control(s)

Int Feat:

Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`10" x 8`0"	Dining Room	Main	9`0" x 10`11"
Foyer	Main	7`7" x 8`7"	Kitchen	Main	9`0" x 11`5"
Living Room	Main	12`0" x 14`11"	4pc Bathroom	Second	8`3" x 7`10"
4pc Ensuite bath	Second	8`3" x 8`8"	Bedroom	Second	10`9" x 12`9"
Bedroom	Second	9`11" x 11`11"	Bedroom - Primary	Second	12`5" x 14`10"
Walk-In Closet	Second	8`3" x 5`9"			

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R1S	
Legal Desc:	7822731		

Remarks

Pub Rmks:	Remarks to follow
Inclusions:	10K appliance Credit, Garage Heater
Property Listed By:	ROYAL LEPAGE BENCHMARK

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



