



THE
A-TEAM

**RE/MAX
FIRST**

131 AIRMONT Court, Fort McMurray T9J 1G1

MLS®#: **A2231364**

Area: **Abasand**

Listing Date: **06/16/25**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Lot Sz Ar:

3,048 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,220

Low Sqft:

Ttl Sqft:

1,220

DOM

1

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard

Parking Pad,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Mixed

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7822731

Zoning:

R1S

Remarks

Pub Rmks:

Welcome Home to 131 Airmont Court, Fort McMurray! Discover this stunning and meticulously maintained home, offering modern living and comfortable spaces for

the whole family. When you arrive, you're greeted by an attractive exterior with excellent curb appeal. Step inside to a bright and inviting open-concept main floor. The spacious kitchen is a chef's delight, featuring sleek dark cabinetry, stainless steel appliances, a large center island with a double sink, and ample counter space - perfect for meal prep and entertaining. Adjacent to the kitchen, the dining area flows seamlessly, providing access to your private backyard deck, ideal for summer BBQs and outdoor enjoyment. The cozy living room, complete with a charming fireplace, offers a warm and welcoming atmosphere, perfect for relaxing evenings. Modern finishes, including stylish flooring and contemporary paint colors, are found throughout the main level. Upstairs, you'll find comfortable and well-appointed bedrooms. The master suite is a true retreat, boasting a striking navy accent wall, a spacious layout, and a private ensuite bathroom. Two additional bedrooms are thoughtfully designed, with one featuring a playful pink and black theme, and another adorned with a serene forest-inspired mural and a cozy reading nook, making them perfect for children or guests. The fully fenced backyard provides a safe and private space for outdoor activities and includes a well-sized deck for entertaining. This home is located in a desirable Fort McMurray neighbourhood and offers convenience and a fantastic lifestyle. Don't miss the opportunity to make this beautiful house your new home!

Inclusions:
Property Listed By:

N/A
ROYAL LEPAGE BENCHMARK

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







