# \$579,900 - 135 Airmont Court, Fort McMurray

MLS® #A2198361

# \$579,900

4 Bedroom, 4.00 Bathroom, 1,673 sqft Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

Unique gems are hard to find - The lucky buyer of this home will have found it. Designed with professional couple in mind the home can easily accommodate a small family. From it's solid oak flooring, a penny stairwell, 3 stone fireplaces 2 with BC log hearth and mantles. Unique light fixtures, 9' ceilings. Basement has an extra bedroom plus a one bedroom LEGAL suite. Extra income or add space to existing living space.

Open concept mainfloor features ceiling height extra deep cupboards, upgraded granite, 1st stone fireplace in the sitting room and walk through pantry to double attached heated garage with epoxy floor. (Easy access to powder room from garage)

Open foyer with crystal chandelier fills the home with rainbows every sunny afternoon. Main staircase is 12" tred for an easy rise. Halfway up the stairs you will find the spa style master with WIC, ensuite, spa tub, 2nd stone fireplace and vaulted ceiling.

Upper floor features laundryroom, bathroom with oversized shower, office overlooking foyer, another bedroom and the spacious main livingroom with the 3rd full stone fireplace. So many wonderful features - hot water on demand, water softener, central A/C, central vac, and 2 person hot tub, All plantings chosen for fire resistantance, inc trees (3 cherry one chestnut)

Additional bonuses - A quiet cul-de-sac located close to schools and amenities. Your new home has been immaculately kept and







the pride shows through! This UNIQUE GEM is definitely worth checking out... Start the car!

### Built in 2017

## **Essential Information**

MLS® # A2198361 Price \$579,900

Bedrooms 4
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,673 Acres 0.09 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 135 Airmont Court

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J 1G1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Central Vacuum

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Fan Coil, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas
Has Basement Yes

Basement Full

### **Exterior**

Exterior Features Other

Lot Description Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, See

Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed March 1st, 2025

Days on Market 243 Zoning R1S

# **Listing Details**

Listing Office People 1st Realty

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