

# \$624,900 - 135 Airmont Court, Fort McMurray

MLS® #A2198361

**\$624,900**

5 Bedroom, 4.00 Bathroom, 1,673 sqft

Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

Unique Gems are rare and hard to find - The Lucky Buyer of this home will have found it. From its Red Oak hardwood flooring, a penny stairwell, BC Log manteled fireplaces, a Northern Lights window to watch not only the Northern Lights but also the DT fireworks, to its unique light fixtures; this home is one EVERYONE will want to see! Who doesn't love vaulted ceilings and 9FT ceilings? This home has them both! The open concept main floor with granite countertops in the kitchen, walk through pantry, loads of cupboard space, the gorgeous stone fireplace in the spacious living room, with a door off the dining area to the deck make the main floor perfect for entertaining! The upper floor boasts 2 bedrooms, a bonus room, and a rec room; plenty of room for the whole family! The 1 bedroom legal suite in the basement is a beautiful spacious income helper. The Double attached heated garage has epoxy floors. There are so many wonderful features in this home - Hot Water on demand, Water Softener, Central A/C, Central Vac, a 2 person hot tub, not to mention the 3 Cherry trees and Chestnut tree in the yard. Additional bonuses is that it is located on a quiet Cul-De-Sac, close to schools and amenities. YOUR new home has been immaculately kept and the pride of ownerships shines through! Unique Gems don't last long on the market either so START THE CAR! and view this UNIQUE GEM before it's gone!



Built in 2017

## Essential Information

MLS® #	A2198361
Price	\$624,900
Bedrooms	5
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	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full, Suite, Exterior Entry
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## Exterior

Exterior Features	Other
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, See Remarks, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 1st, 2025
Days on Market	69
Zoning	R1S

## Listing Details

Listing Office	People 1st Realty
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