

# \$399,900 - 107 Aldergrove Court, Fort McMurray

MLS® #A2207313

**\$399,900**

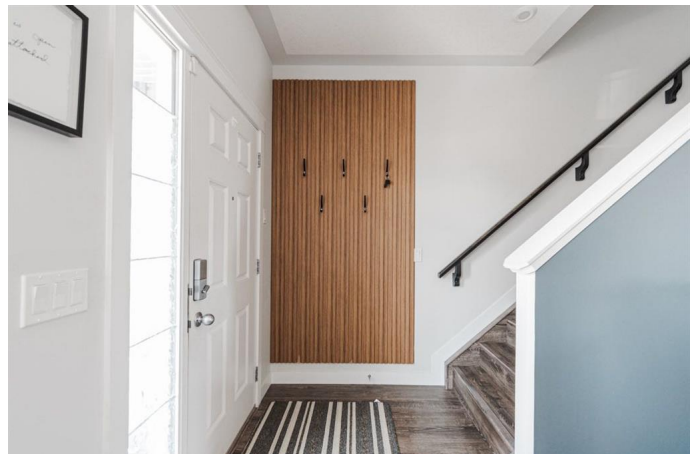
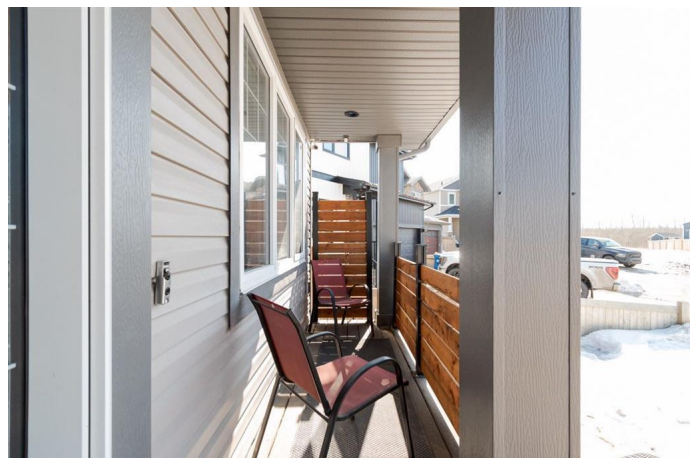
3 Bedroom, 3.00 Bathroom, 1,364 sqft  
Residential on 0.06 Acres

Abasand, Fort McMurray, Alberta

Welcome to 107 Aldergrove Court – A turn-key home in the heart of Abasand, backing onto serene green space and offering a peaceful setting for you to enjoy with the added convenience of walking and ATV trails being right in your own backyard. With a heated drive-through garage tall enough to accommodate a truck, a two car driveway and modern finishes inside, this home is an incredible find in an incredible neighbourhood. The covered front entry adds charm, while the front patio is a great spot to enjoy your morning coffee and afternoon sun. Out back, the extended deck connects to the drive-through garage, creating an ideal indoor-outdoor flow, all within the privacy of a fully fenced yard with stunning tree-lined views.

Inside, the open living and dining space is warm and inviting, featuring high ceilings, an electric fireplace, and plenty of natural light. The kitchen is both functional and stylish, offering quartz countertops, deep cabinetry, stainless steel Maytag appliances including a new microwave. A two-piece powder room with wainscoting adds a fun touch of character to the main floor.

Upstairs, a unique split-level design creates an incredible sense of space. The primary suite is tucked away at the back, featuring oversized windows with stunning greenbelt views, a walk-in closet, and a private four-piece ensuite. Across the hall, two generous-sized bedrooms provide excellent flexibility – one



large enough to accommodate a bed and sitting area, both offering walk-in closets with exceptional storage. A four-piece main bathroom and convenient upstairs laundry complete the second floor.

The fully developed basement offers even more living space, with luxury vinyl plank flooring and a large rec room, making it the perfect place for a media room, gym, or play area.

Located in a quiet, nature-filled community with easy access to trails, this home also comes with central A/C and hot water on demand. Move-in ready and full of thoughtful touches, this is a home you won't want to miss—schedule your private tour today!

Built in 2017

### Essential Information

MLS® #	A2207313
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	107 Aldergrove Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9J 1C9

### **Amenities**

Parking Spaces 3

Parking Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Single Garage Attached, Tandem

# of Garages 1

### **Interior**

Interior Features Central Vacuum, Storage, Walk-In Closet(s), Tile Counters

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, Lawn, No Neighbours Behind, Private, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning R1S

### **Listing Details**

Listing Office The Agency North Central Alberta

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