

\$549,900 - 135 Airmont Court, Fort McMurray

MLS® #A2198361

\$549,900

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 this home can easily accommodate a small family. From its 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" tread 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 resistance, 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	\$549,900
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	263
Zoning	R1S

Listing Details

Listing Office	People 1st Realty
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