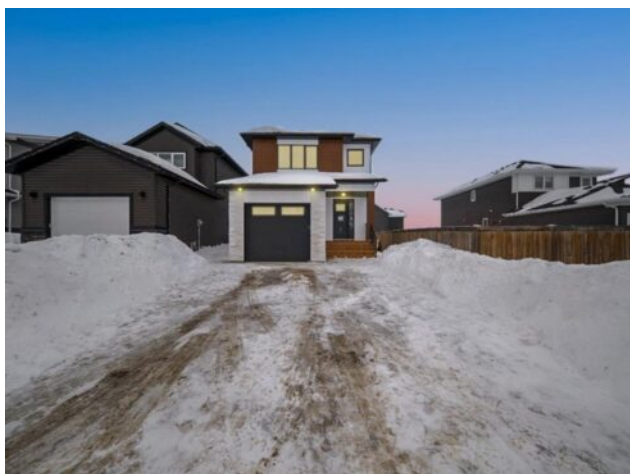


137 Auger Court  
Fort McMurray, Alberta

MLS # A2294522



## \$595,000

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage Heater

Completed and ready for immediate occupancy, this elegant new build by KUTA Homes offers the same exceptional craftsmanship and modern, high-end finishes the builder is known for; now in a more efficient and functional layout. With 1,616 sq/ft of thoughtfully designed living space, this home features an open concept layout, designer kitchen and bathroom finishes, high ceilings, and luxurious details throughout. Every element has been curated to deliver comfort, style, and function - perfect for modern living. The oversized single attached garage provides both convenience and storage, while upgrades such as a garage heater, broom-finished concrete driveway, and 10-Year Alberta New Home Warranty are all included to ensure a move-in-ready experience. A rare chance to own a brand-new, high-quality home in Fort McMurray's desirable Abasand neighbourhood, schedule your private tour today.