

123 Alpine Court  
Fort McMurray, Alberta

MLS # A2194189



**\$609,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,522 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, See Remarks, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, shed a/c unit, all window coverings (living room dining room blinds as is), central vac and attachments, garage heater, garage opener and remote control, furniture negotiable,

Nestled in a private cul-de-sac with serene tree line views, 123 Alpine Court in Abasand offers a fully developed two-story home built by Alves Construction in 2017. The main floor welcomes you with a grand entryway leading to an open-concept layout. The elegant kitchen features ceiling-height cabinets, a corner pantry, quartz countertops—including the island—and black stainless steel appliances. It seamlessly flows into the living room, highlighted by a tile-surround fireplace and abundant natural light. The spacious dining area provides access to the back deck and fenced yard. The second level includes a laundry room, three bedrooms which includes the primary suite that has a large walk-in closet and a four-piece en suite bathroom. The primary bedroom also offers a spectacular view of the tree line, where wildlife sightings are common. An additional four-piece bathroom serves the other bedrooms. The basement features a fourth bedroom and a recreation room with upgraded soundproof insulation, ideal for a home theatre or music room. A rough-in is available for a fourth bathroom if needed. Additional amenities include a double-attached heated garage with a floor drain and the garage overhead door is wifi enabled so you can open the door from your phone. The expansive backyard offers quick access to the Abasand trail system, just steps from the back gate. The property is conveniently located near schools, ice rinks, playgrounds, a short drive to downtown, and close to the Abasand OHV staging area. Central air conditioning ensures comfort throughout the home. Call now for your personal showing.