\$499,900 - 175 Aldergrove Avenue, Fort McMurray

MLS® #A2182875

\$499,900

3 Bedroom, 3.00 Bathroom, 1,516 sqft Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

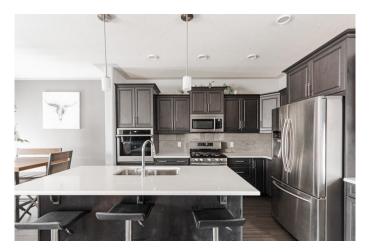
Welcome to 175 Aldergrove Avenue –
Spacious, Modern Living in Abasand for under \$500,000. This beautifully maintained home offers a generous floor plan, an attached double car garage, and incredible value under \$500,000. Known for its outdoor lifestyle, Abasand offers access to ATV trails, scenic walking paths, stunning views, and abundant wildlife—perfect for those who love to explore and embrace adventure right from their doorstep.

A double driveway welcomes you home, leading to the attached garage, which also features convenient access to a dog run for your furry friends. Inside, the main floor impresses with high ceilings, beautiful finishes, and an open-concept design ideal for entertaining and staying connected across spaces. The kitchen boasts a large island, sleek quartz countertops, a gas range, a built-in microwave, and durable tile flooring that extends into the dining area. The living room features rich hardwood flooring, offering a seamless and functional flow throughout the main living space.

Wide stairs lead to the upper level, where a bright, open hallway connects the three bedrooms. The primary suite offers a serene retreat, complete with a walk-in closet and a four-piece ensuite featuring a large soaker tub. The additional two bedrooms are spacious and bright, and the upper level is completed with a second four-piece bathroom and a convenient laundry room.







Step outside to a fully fenced backyard with a large deck, perfect for outdoor gatherings and enjoying warm summer days. Additional highlights include central air conditioning, ensuring year-round comfort.

This is a rare opportunity to own a home in

This is a rare opportunity to own a home in Abasand with a double-car garage for under \$500,000. Schedule your private tour today.

Built in 2017

Essential Information

MLS® # A2182875 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,516 Acres 0.07 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 175 Aldergrove Avenue

Subdivision Abasand

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9J 1E6

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Parking Pad, Side By Side

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No

Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s),

Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features BBQ gas line, Lighting

Lot Description Back Yard, Front Yard, Landscaped, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed December 11th, 2024

Days on Market 92

Zoning R1S

Listing Details

Listing Office The Agency North Central Alberta

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