



GRASSROOTS
REALTY GROUP

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125 Amberwood Court
Fort McMurray, Alberta

MLS # A2321365



\$499,900

Division:	Abasand		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,216 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Greenbelt		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: AS IS WHERE IS ON POSSESSION

Welcome to 125 Amberwood Court - located in the highly sought-after Abasand subdivision, tucked away in a quiet cul-de-sac and backing directly onto greenspace for added privacy and beautiful views! Built in 2018, this property offers a functional layout with a front-attached single garage and front driveway parking. The spacious foyer provides direct access to the garage and leads into the open-concept main floor. The kitchen features dark cabinetry, stone countertops, a large island with ample prep space, and overlooks the dining and living areas. The living room is highlighted by a cozy stone fireplace. This upper level offers 2 bedrooms, including a primary suite with its own 4pc ensuite bathroom. The fully developed basement provides two separate living spaces - the attached portion to the main home offers a third bedroom, + 1.5 bathroom, laundry + storage. The contained other after of the basement offers separate entryway complete with a secondary kitchen, 1 bedroom, 4pc bathroom + separate laundry facilities, offering excellent flexibility for extended family or guests. A desirable greenspace location, this property presents an excellent opportunity in one of Fort McMurray's most popular neighbourhoods. Call to tour today!