



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

179 Aldergrove Avenue
Fort McMurray, Alberta

MLS # A2322868



\$475,000

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air, Garage Door Opener, Shed, Central Vac as is, where is.

Welcome Home! 179 Aldergrove Avenue is a beautiful, fully developed two story home located in family friendly neighbourhood of Abasand, walking distance to schools, parks, playgrounds and the beautiful Abasand trail system. The double concrete driveway continues in to a walkway, leading to the attached finished HEATED GARAGE and front door. The large entrance and powder room, can be found just beyond the front door. A bit further, the open concept living room, kitchen and dinette feature laminate flooring throughout and boasts tons of cabinet and counter space, including an island with lots of counter space and walk-in pantry overlooking the GAS FIRE PLACE. Just off the dinette is an oversized 4 SEASON SUN ROOM that has a doggy door leading to the dog run and a human door leading the the FENCED BACKYARD with storage shed. Upstairs the laminate flooring continues to the large master bedroom with 4 piece en-suite, 2 more good sized bedrooms, a 4 piece bathroom and 2ND FLOOR LAUNDRY ROOM. The basement offers a family room, 4th bedroom, 4 piece bathroom and storage closets. Move in ready, this home features bonuses, like CENTRAL AIR. It is a must see! Seller offering a painting credit. Title insurance in lieu of a real property report.