



GRASSROOTS
REALTY GROUP

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173 Aldergrove Avenue
Fort McMurray, Alberta

MLS # A2328767



\$599,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,635 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Heated Garage, Single Garage Att		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Hood fan, Microwave, Washer/Dryer,

BRAND NEW! ATTACHED HEATED GARAGE! INCREDIBLE FINISHES! SEPARATE SIDE ENTRANCE! Welcome to 173 Aldergrove Avenue, a stunning brand-new home built by Kuta Homes in the desirable community of Abasand. Designed with both style and functionality in mind, this beautifully crafted home showcases exceptional workmanship, gleaming luxury vinyl plank flooring throughout, hot water on demand, a rough-in for future air conditioning, and the peace of mind of a new home builder's warranty. Step inside to a one-of-a-kind foyer featuring a custom built-in bench coat hang area, creating the perfect welcome for family and guests. The spacious open-concept main floor flows seamlessly into the impressive kitchen, complete with an abundance of quartz countertops, a large island, ample modern cabinetry, stainless steel appliances including a stylish hood fan, and a convenient corner pantry. The kitchen overlooks the generous dining area, offering plenty of room for family gatherings while providing direct access to the brand-new rear deck and fully fenced backyard. The inviting living room is highlighted by an elegant feature wall with a contemporary electric fireplace, creating a warm and sophisticated space to relax. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat featuring a spa-inspired ensuite with dual sinks, a relaxing soaker tub, a beautifully tiled custom shower, and a spacious walk-in closet. Two additional bedrooms, a full four-piece bathroom, and the convenience of second-floor laundry complete the upper level. The heated attached garage and oversized concrete driveway provide ample parking and storage, while the unfinished basement offers a separate side entrance and endless possibilities for a potential legal suite (with RMWB approval) or additional living space. This exceptional home

combines modern elegance, quality craftsmanship, and thoughtful design in one incredible package. Call today to book your private showing!