



GRASSROOTS
REALTY GROUP

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129 Amberwood Court
Fort McMurray, Alberta

MLS # A2330023



\$649,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Welcome to 129 Amberwood Court, a show-stopping modern home offering over 1,800 square feet of living space in the desirable neighbourhood of Abasand. From the moment you arrive, the striking exterior makes an immediate impression with its contemporary rooflines, expansive windows and front-attached garage. The spacious front driveway provides plenty of parking for all your needs, while the garage offers additional space to store your vehicles, tools and toys. Inside, this four-bedroom home offers a bright, open and sophisticated design with no carpet throughout. The modern white kitchen is the heart of the home, featuring ample cabinetry, a cooktop with a custom hood fan, convenient pot filler, built-in wall oven and microwave, and plenty of space for entertaining. Large windows fill the home with natural light while highlighting the clean lines and stylish finishes throughout. The impressive primary bedroom features a massive walk-in closet and a luxurious ensuite designed to impress. The ensuite features extremely high ceilings, dual sinks, abundant storage, a spacious walk-in shower and a beautiful freestanding tub, creating the perfect place to relax at the end of the day. Two additional bedrooms with high ceilings and another full bathroom complete the upper level. All tile flooring on the main and upper floors is heated, adding comfort and luxury throughout the home. The fully developed basement features in-floor heating and a one-bedroom illegal suite with its own private entrance. This space could provide additional rental income, accommodate extended family or be used as your own private living area. The backyard has been transformed into a private outdoor retreat with low-maintenance artificial grass and greenery along the fencing, creating a peaceful and inviting atmosphere. It is the perfect space to relax, entertain or enjoy summer

evenings without the maintenance of a traditional lawn. Additional features include a water softener, modern finishes and thoughtful upgrades throughout. With its bold contemporary design, luxurious primary retreat and tranquil backyard, 129 Amberwood Court offers the complete package. This is not your average Abasand home and must be seen to be fully appreciated. Call today to schedule your personal showing!