



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**161 Aldergrove Avenue
Fort McMurray, Alberta**

MLS # A2332768



\$424,900

Division:	Abasand		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,420 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Lawn, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Over the range microwave, Washer/Dryer, Garage door opener with two remote, Central A/C, Garage heater, Built in garage shelves, All existing window coverings, Walnut window shelves, Gazebo

Welcome to 161 Aldergrove Avenue, a beautifully maintained 2017 built home offering the perfect combination of modern design, exceptional storage, and a family friendly location in the heart of Abasand. With a heated single attached garage, double concrete driveway, and outstanding curb appeal, this home has been thoughtfully designed to make everyday living both comfortable and functional. Beautiful perennial landscaping featuring dogwood bushes, hostas, lilies, and fresh mint creates a welcoming first impression before you even step inside. The spacious front foyer provides plenty of room for busy families before opening into a bright and airy main floor filled with natural light. The open concept layout is perfect for entertaining, with a timeless kitchen showcasing white cabinetry, quartz countertops, stainless steel appliances, a large centre island, and generous prep space. The kitchen overlooks the dining area and inviting living room, where a cozy gas fireplace creates the perfect atmosphere for relaxing evenings at home. A convenient two piece powder room and direct access to the heated garage complete the main level. Step outside and discover a backyard designed to be enjoyed. The southwest facing yard offers plenty of sunshine and features a large deck with a gazebo, a newly installed stone patio, and a built-in BBQ and smoker station that makes summer entertaining effortless. A raised garden bed is ready for vegetables, flowers, or even a favourite play area for little ones, while mature Virginia creeper vines provide added privacy and beautiful fall colour. Inside the garage, built-in storage and a fold-away workbench create an ideal space for projects, hobbies, or keeping everything neatly organized. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and

private full ensuite. Two additional spacious bedrooms, a full bathroom, upper level laundry with a folding counter, and ample linen storage make this level as practical as it is comfortable for a growing family. The fully developed basement extends the living space with a large family room, fourth bedroom, full bathroom, and impressive built-in illuminated storage, providing the perfect place for seasonal items, Costco hauls, or extra household organization. Located on a quiet street just steps from schools, playgrounds, parks, and walking trails, this home offers an unbeatable lifestyle. Aldergrove Avenue is one of Abasand's priority snow removal routes, making winter travel easier, while additional street parking directly across the road, free RV and camper storage for Abasand residents, and a large playground just behind the home add even more value. Combining thoughtful upgrades, exceptional functionality, and an outstanding location, 161 Aldergrove Avenue is a home you'll be proud to call your own. Book your private showing today!