



103 Aurora Place Fort McMurray Alberta

\$289,900

IMMEDIATE POSSESSION & FREEDOM FROM THOSE PESKEY CONDO FEES? Look no further! This incredible 3-bedroom patio home, nestled in the serene community of Abasand, awaits your arrival. Affordable Elegance: This immaculate home boasts a brand-new makeover from top to bottom, ensuring you won't have to spend a dime on upgrades. With a move-in ready status and minimal maintenance requirements, it's the epitome of effortless living. Prime Location: If location is a top priority, you've hit the jackpot. 103 Aurora Place is ideally situated within walking distance of picturesque trails, schools, playgrounds, and convenient bus routes. Plus, it's just minutes away from the bustling heart of downtown. Rebuilt to Perfection: Following the 2016 wildfire, this home was meticulously reconstructed, leaving no stone unturned. The kitchen, strategically positioned at the front of the house, boasts ample counter space, pristine white cabinets, and a cutting-edge drinking water filtration system. Bright and Inviting: The open-concept living and dining area is bathed in natural light, creating a cozy and welcoming atmosphere for you and your loved ones. Slide open the glass doors to reveal the backyard patio, an idyllic setting for savoring summer evenings and embracing the great outdoors. It's fully fenced, complete with a fire pit and a concrete slab, making it hot tub ready! Your Private Oasis: The second level houses three bedrooms, including a spacious primary bedroom, offering the perfect retreat after a long day. The 4-piece bathroom is designed for your ultimate relaxation. Endless Potential: The partially finished basement, featuring the same stylish vinyl plank flooring as the rest of the house, is drywalled and painted, ready for your personal touch. Imagine adding another bedroom, bathroom, and a fantastic rec room - the possibilities are limitless! Parking Paradise: With a ...

4pc Bathroom 7.75 Ft x 7.83 Ft

Bedroom 11.33 Ft x 8.00 Ft

Bedroom 8.42 Ft x 12.08 Ft

Primary Bedroom 10.75 Ft x 10.33 Ft

Recreational, Games room 18.25 Ft x 26.92 Ft

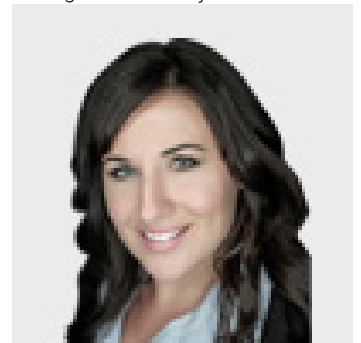
2pc Bathroom 3.08 Ft x 7.83 Ft

Dining room 7.83 Ft x 12.00 Ft

Kitchen 11.25 Ft x 10.42 Ft

Living room 11.67 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY



RE/MAX Fort McMurray

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