



# 113 Hodgins Avenue Fort McMurray Alberta

\$489,950

WOW!! \$489,900 IS AN AMAZING PRICE FOR A BRAND NEW HOME WITH ALL APPLIANCES, HOME WARRANTY, AND DOUBLE ATTACHED GARAGE! INTRODUCING THE ALEX II BY QUALICO DEVELOPMENTS, WITH NOVEAU COLOR BAORD, ATTACHED DOUBLE CAR GARAGE, AND LOCATED IN FORT MCMURRAY'S ONLY GOLF COURSE COMMUNITY. Qualico Developments have been building homes in Fort McMurray for over 20 years and provide white glove service along with the peace of mind of 10 YEAR ALBERTA NEW HOME WARRANTY. This home is completed with QUALITY FINISHINGS THROUGHOUT THAT INCLUDE LUXURY VINYL PLANK, QUARTZ COUNTERTOPS, CUSTOM FEATURE WALLS, HOT WATER ON DEMAND AND MORE. Step inside this spacious 1500 SQ FT HOME, offering a large foyer that leads you to LUXURY KITCHEN featuring QUARTZ COUNTER TOPS, WHITE CABNETRY, CORNER PANTRY, 4 BUILT IN BLACK STAINLESS APPLIANCES, LARGE ISLAND WITH EAT UP BREAKFAST BAR. This open Concept continues with a large Great room and dining room with garden door that leads you to your yard. The main level is complete with a 2-pc powder room and also direct access to your attached double car garage. The upper level of the home offers a Large Primary bedroom with, WALK IN CLOSET, AND FULL ENSUITE. In addition, you have UPPER-LEVEL LAUNDRY ROOM, a total of 3 bedrooms and another 4-pc main bathroom. The undeveloped basement remains ready for your completion that could include a family room, bedroom and bathroom. The Exterior of the home will be finished with FRONT LANDSCAPING AND 2 CAR FRONT CONCRETE DRIVEWAY. ADDED BONUS IS THE NEW OWENER OF THIS HOME WILL RECEIVE A FREE 1 YEAR MEMEBERSHIP TO FORT MCMURRAY'S NEWEST 18 HOLE GOLF COURSE ROTARY LINKS. Imagine the capability to be able to jump on your golf cart or walk for a relaxing day on the course. This home is located in Henning ridge only minutes away from Fort McMurray International airport and Saprae creek Ski Hill. CALL TODAY FOR YOUR PERSO...

2pc Bathroom 3.00 Ft x 6.75 Ft  
 4pc Bathroom 10.08 Ft x 5.00 Ft  
 4pc Bathroom 5.00 Ft x 9.00 Ft

Bedroom 10.33 Ft x 10.67 Ft  
 Bedroom 11.83 Ft x 10.92 Ft  
 Primary Bedroom 15.08 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>



**RE/MAX Fort McMurray**

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