



## 115 Amberwood Court Fort McMurray Alberta

\$539,999

Introducing a Captivating Kydan Home in a Quiet Cul-de-Sac: Step into this inviting detached home with an oversized single garage, perfectly nestled in the peaceful Abasand community. The entrance sets a warm and welcoming tone, with neutral colors and gleaming ceramic tile complemented by engineered hardwood flooring throughout. The open-concept kitchen, dining, and living room are designed for effortless entertaining, featuring beautiful espresso maple cabinetry, quartz countertops, and a stunning seashell-toned eat-up kitchen island. A charming brick fireplace adorns the living room, guiding you to the second floor. The garage is a dream, complete with heating, epoxy floors, and hot/cold water hookup. Upon entering from the garage, a well-appointed mudroom awaits, offering built-ins, a half bath, and ample storage. Ascending the stairs reveals a spacious primary bedroom with a walk-in closet boasting custom built-ins and a luxurious 5-piece ensuite, including an oversized bathtub/shower with vertical sprayers. Two additional naturally lit bedrooms with generous closet space, another full bathroom, and a conveniently located laundry room complete the second level. The fully finished basement is cozy and functional, sharing the same stunning cabinetry, Vinyl plank floor along with in-floor heating for those chilly winter days. This level includes a wet bar, open-concept living space, a bedroom, and a full bathroom, providing versatile options for additional living space or an in-law suite. The low-maintenance backyard is a haven for relaxation and entertainment, featuring expansive decking, a fully enclosed hot tub, a garden shed, and a gazebo with privacy drapes. This home is the epitome of comfort and style, ready for your family to make it their own. Don't miss the opportunity to experience this stunning property; book a private viewing today and make it your f...

4pc Bathroom 8.83 Ft x 4.92 Ft

5pc Bathroom 8.92 Ft x 8.33 Ft

Bedroom 9.08 Ft x 10.42 Ft

Bedroom 11.42 Ft x 11.75 Ft

Laundry room 5.00 Ft x 6.92 Ft

Primary Bedroom 11.42 Ft x 14.08 Ft

Bedroom 9.67 Ft x 10.75 Ft

Recreational, Games room 11.42 Ft x 20.67 Ft

Furnace 10.58 Ft x 8.17 Ft

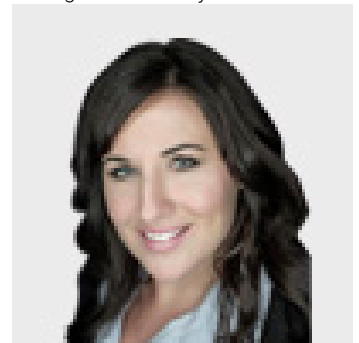
2pc Bathroom 5.08 Ft x 4.92 Ft

Dining room 8.92 Ft x 11.58 Ft

Kitchen 12.42 Ft x 15.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

**RE/MAX**

**RE/MAX Fort McMurray**

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Other 9.08 Ft x 6.50 Ft

4pc Bathroom 4.75 Ft x 8.08 Ft

Other 7.42 Ft x 3.92 Ft

Living room 12.00 Ft x 13.83 Ft

Other 7.42 Ft x 8.92 Ft