



133 Arncliffe Court Fort McMurray Alberta

\$444,900

Looking for an AFFORDABLE MODERN home? Introducing 133 Arncliffe Court - a MODERN oasis built in 2018 that seamlessly blends luxury, relaxation, and everyday elegance. As you step into this charming home, you'll be greeted by the warmth and elegance of LUXURY VINYL PLANK flooring in a rich French oak hue throughout - with NO CARPET in sight! The spacious entrance opens up to a BRIGHT and AIRY OPEN FLOOR PLAN perfect for relaxing and entertaining. The sleek WHITE KITCHEN is equipped with STAINLESS STEEL APPLIANCES, UPPER and LOWER cabinets, a convenient EAT-UP PENINSULA, beautiful QUARTZ COUNTERS, and a stunning WHITE BACKSPLASH that adds a touch of sophistication. The main floor also features a convenient half bathroom ideal for guests, and access to the ATTACHED GARAGE. The garage is finished and with a GAS LINE already installed, it's ready for a heater - simply purchase and install to create your perfect workshop or hobby space! And to keep you cool on warm summer days, this home features CENTRALIZED AIR-CONDITIONING ensuring a comfortable temperature throughout. Upstairs, two spacious bedrooms await including a serene primary retreat complete with a spacious WALK-IN CLOSET and a convenient EN-SUITE HALF BATHROOM. A FULL bathroom and LAUNDRY AREA are conveniently located in the hallway making mornings a breeze. But that's not all - the FULLY FINISHED BASEMENT boasts a SEPARATE ENTRY perfect for a mother-in-law suite or RENTAL opportunity. This spacious area features a cozy bedroom, kitchenette, living room, laundry, and full bathroom offering the ultimate in flexibility and convenience. The patio door leads to a deck perfect for summer BBQs and ALFRESCO DINING. The expansive backyard is FULLY FENCED providing a safe and private space for kids or furry friends to play and enjoy, with plenty of room for outdoor games, gardening, or simply soaking up the sun. Imagine war...

Primary Bedroom 14.25 M x 12.33 M

2pc Bathroom 4.50 M x 6.17 M

Other 3.42 M x 6.17 M

Bedroom 8.58 M x 12.17 M

4pc Bathroom 8.08 M x 8.67 M

Bedroom 10.67 M x 9.67 M

4pc Bathroom 7.08 M x 4.92 M

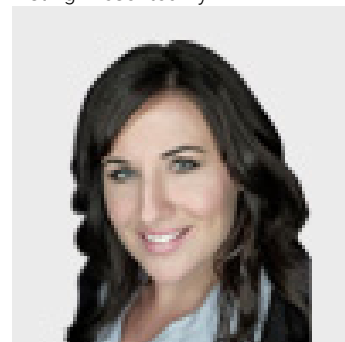
2pc Bathroom 4.83 M x 5.33 M

Kitchen 9.08 M x 11.83 M

Dining room 6.67 M x 11.83 M

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

Listing Presented By:



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ROYAL LEPAGE BENCHMARK

<http://www.sellingfortmcmurray.ca/>

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

Furnace 5.08 M x 7.92 M

Living room 10.00 M x 16.33 M

Recreational, Games room 13.67 M x 11.67 M