



## 175 Aldergrove Avenue Fort McMurray Alberta

\$499,900

Welcome to 175 Aldergrove Avenue - Spacious, Modern Living in Abasand for under \$500,000. This beautifully maintained home offers a generous floor plan, an attached double car garage, and incredible value under \$500,000. Known for its outdoor lifestyle, Abasand offers access to ATV trails, scenic walking paths, stunning views, and abundant wildlife--perfect for those who love to explore and embrace adventure right from their doorstep. A double driveway welcomes you home, leading to the attached garage, which also features convenient access to a dog run for your furry friends. Inside, the main floor impresses with high ceilings, beautiful finishes, and an open-concept design ideal for entertaining and staying connected across spaces. The kitchen boasts a large island, sleek quartz countertops, a gas range, a built-in microwave, and durable tile flooring that extends into the dining area. The living room features rich hardwood flooring, offering a seamless and functional flow throughout the main living space. Wide stairs lead to the upper level, where a bright, open hallway connects the three bedrooms. The primary suite offers a serene retreat, complete with a walk-in closet and a four-piece ensuite featuring a large soaker tub. The additional two bedrooms are spacious and bright, and the upper level is completed with a second four-piece bathroom and a convenient laundry room. Step outside to a fully fenced backyard with a large deck, perfect for outdoor gatherings and enjoying warm summer days. Additional highlights include central air conditioning, ensuring year-round comfort. This is a rare opportunity to own a home in Abasand with a double-car garage for under \$500,000. Schedule your private tour today. (id:6769)

3pc Bathroom 5.00 Ft x 9.08 Ft

4pc Bathroom 10.33 Ft x 5.00 Ft

Bedroom 11.58 Ft x 11.58 Ft

Bedroom 10.42 Ft x 11.33 Ft

Primary Bedroom 15.00 Ft x 14.17 Ft

Storage 19.67 Ft x 24.67 Ft

Furnace 13.67 Ft x 4.67 Ft

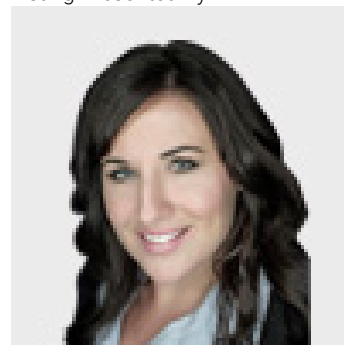
2pc Bathroom 3.00 Ft x 6.75 Ft

Dining room 9.83 Ft x 10.75 Ft

Kitchen 9.75 Ft x 12.58 Ft

Living room 11.17 Ft x 13.25 Ft

Listing Presented By:



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The Agency North Central Alberta

<http://www.theagencyfortmcmurray.com/>

**RE/MAX**

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