

# \$579,900 - 137 Arncliffe Court, Fort McMurray

MLS® #A2052212

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,762 sqft  
Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

BRAND NEW HOME! DOUBLE ATTACHED GARAGE! SEPARATE ENTRANCE! CUL DE SAC! Welcome to 137 Arncliffe court. On the main floor of this home you will be greeted by a grand tile entry way that comes with a large coat closet. Down the hall the kitchen area boasts an open concept feel as the beautiful two toned cabinets are a must see with ample storage space along with plenty of Quartz counter top space. The kitchen has a large island, and a corner pantry that looks onto the spacious living room that is accented nicely by gas fireplace, which has a tiled feature wall. The dining nook on the main floor gives you access to a large deck and a partially fenced yard. The main floor also offer a 2PCE bathroom. The second floor of this home offers a small bonus room area which is perfect for that home office, a 4 PCE bathroom, second floor laundry, and 3 large bedrooms which includes the Master bedroom. The master bedroom has walk in closet and en suite bathroom which includes a jetted tub, and a vanity with quartz counter tops. The basement has a SEPARATE ENTRANCE and awaits your development ideas. Other features include a partially fenced yard, and rough in for A/C, a New Home warranty. Call now for your personal showing.



Built in 2021

**Essential Information**

MLS® #	A2052212
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,762
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	137 Arncliffe Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0W6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Jetted Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, See Remarks, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 26th, 2023
Days on Market	675
Zoning	R1S

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.