

# \$499,900 - 175 Aldergrove Avenue, Fort McMurray

MLS® #A2214981

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,516 sqft

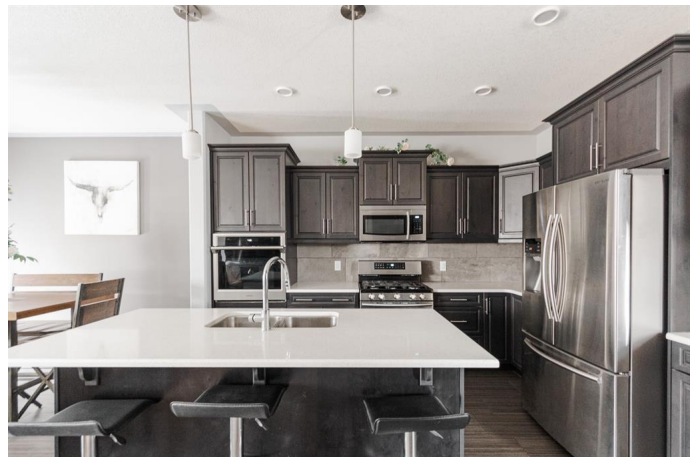
Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

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.

Built in 2017

### Essential Information

MLS® #	A2214981
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	175 Aldergrove Avenue
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1E6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Side By Side
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	18
Zoning	R1S

## Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.