

# \$109,900 - 119 Airmont Court, Fort McMurray

MLS® #A2199818

**\$109,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.18 Acres

Abasand, Fort McMurray, Alberta

**PRIME DEVELOPMENT OPPORTUNITY IN  
ABASAND. BUILD YOUR DREAM HOME  
TODAY!**

Welcome to one of the most sought after spots in Abasand: 119 Airmont Court. This spacious 7,900 sq.ft. pie-shaped lot, zoned R1S, is tucked away in a quiet and charming cul-de-sac, offering the perfect canvas for your custom home.

Whether you're a first-time buyer, seasoned investor, or planning your forever home, this property is loaded with potential. The zoning flexibility allows for the option to build a duplex or an income producing suite, adding versatility and long-term value. There's also space for RV parking or the possibility of an oversized garage—ideal for today's lifestyle needs.

Located just minutes from downtown Fort McMurray and only a short drive to the hospital, this lot offers strong rental and investment appeal. Enjoy walking distance to schools, transit stops, parks, and scenic trails. Everything you need is right at your doorstep.

Don't miss your chance to be part of this vibrant and welcoming community. Opportunities like this don't come often. Secure your lot and start planning your dream home today! Contact us now for more details or to explore the possibilities.



## Essential Information

MLS® #	A2199818
Price	\$109,900
Bathrooms	0.00
Acres	0.18
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	119 Airmont Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1G1

## Exterior

Exterior Features	Lighting
Lot Description	Pie Shaped Lot

## Additional Information

Date Listed	March 7th, 2025
Days on Market	148
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.