

# \$349,900 - 108 Amren Drive, Fort McMurray

MLS® #A2210978

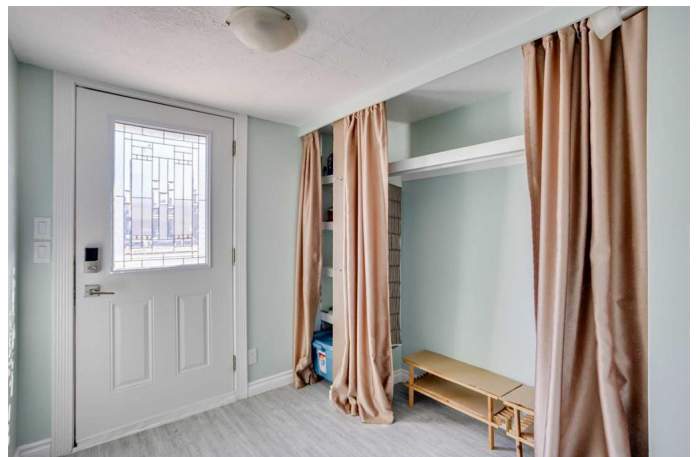
**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

**PARKING! RENOVATIONS COMPLETE! DETACHED GARAGE!** Located on a quiet, family-friendly street, this well-maintained home offers fantastic curb appeal and functionality. Step inside to a spacious entryway with ample coat closet space. The main floor features newer stainless steel appliances including gas stove (2017), stunning new kitchen cabinets (2022), and a bright, open-concept living room that flows seamlessly into the dining nook. From the dining area, walk out to your back deck and enjoy the fully fenced, landscaped yard, gas bbq connection, â€” perfect for summer BBQs and outdoor entertaining. Upstairs, youâ€™ll find three comfortable bedrooms, including a spacious primary retreat, along with a full bathroom. The basement offers even more living space with a fourth bedroom, a large rec room, and additional storage. In the front of the property you will not only find a detached garage but loads of parking, or basketball/street hockey area for the kids. Notable upgrades include, Newer windows and exterior doors (2017), Newer siding (2017), Shingles (2017), Attic insulation (2017), Hot water tank (2017), updated flooring on the main level (2022), refurbished and freshly painted deck (2024), Basement floor (2017), central air, and just steps from scenic walking trails, and close proximity to the Abasand OHV staging area, and conveniently close to schools and all amenities â€” this home is a must-see!



108 Amren Dr â€“ Come see what makes this home stand out!

Built in 1977

### Essential Information

MLS® #	A2210978
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,055
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	108 Amren Drive
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1B8

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Driveway, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	33
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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