

# \$564,900 - 105 Auger Court, Fort McMurray

MLS® #A2223247

**\$564,900**

3 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

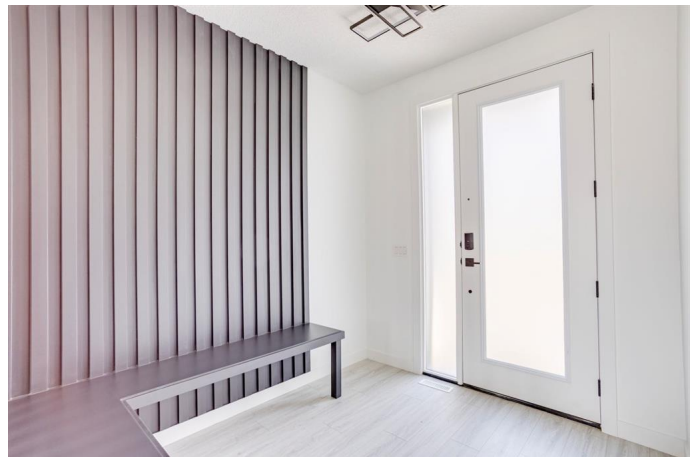
Brand New Build | Modern Elegance | Striking Curb Appeal

Welcome to 105 Auger Court, a stunning 1695 sq ft, two-storey home located in the scenic and sought-after neighborhood of Abasand. This brand new 3-bedroom, 2.5-bathroom residence blends modern design with sophisticated finishes—inside and out.

From the moment you arrive, you'll be captivated by the home's bold black and white exterior, sleek modern garage door, and black-trimmed windows that give it standout curb appeal.

Step inside to a thoughtfully designed main level featuring a bright, open foyer with grey vinyl plank flooring and a stylish privacy wall. The front living room boasts soaring ceilings, oversized windows that flood the space with natural light, a dramatic black feature wall, and seamless vinyl plank flooring throughout—offering both comfort and style.

The heart of the home is the beautifully crafted custom kitchen featuring crisp white cabinetry, a striking black center island with waterfall quartz countertops, glass tile backsplash, and soft-close cabinetry. A spacious, light-filled dining area completes this perfect gathering space. The main level also includes a chic 2-piece powder room and convenient sliding door access to the partially fenced backyard—ideal for summer BBQs or letting



the kids play.

Upstairs, you'll find three generous bedrooms, all with vinyl plank flooring and modern black horizontal iron railing. The primary retreat is a true sanctuary, measuring 12'5" x 14'10", and features oversized windows, a walk-in closet with built-in shelving, and a spa-inspired ensuite with dual sinks, quartz counters, and a beautifully tiled shower complete with dual rain heads.

Two additional bedrooms offer large closets and share easy access to a stylish 4-piece bath with quartz countertops and a deep soaker tub.

The basement awaits your personal touch, with framing already completed and a roughed-in bathroom—perfect for future development.

Enjoy outdoor living on the newly built deck in the backyard, ready for family fun or relaxing evenings under the stars.

Don't miss your chance to own this incredible new build in a family-friendly community. Call today to schedule your private tour!

Built in 2024

**Essential Information**

MLS® #	A2223247
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.07

Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	105 Auger Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1E5

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	3

### Interior

Interior Features	Quartz Counters
Appliances	Central Air Conditioner, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, See Remarks

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 19th, 2025
Days on Market	78
Zoning	R1S

### Listing Details

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