

# \$419,900 - 113 Alpine Court, Fort McMurray

MLS® #A2259918

**\$419,900**

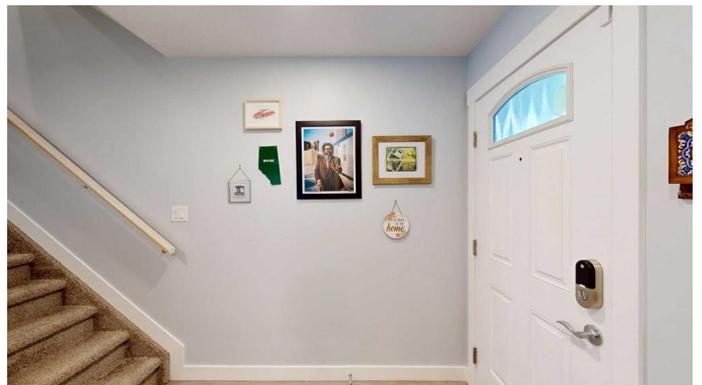
4 Bedroom, 4.00 Bathroom, 1,154 sqft  
Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Beautifully Maintained Home! Nestled against the stunning Boreal Forest, 113 Alpine Court offers direct access to serene green space and walking trails.

Step inside to a bright, open-concept main floor featuring a welcoming living room and eat-in kitchen with crisp white cabinetry, quartz countertops, and stainless steel appliances. A 2-piece bathroom and access to the heated garage complete this level.

Upstairs, youâ€™ll find three bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. A second 4-piece bathroom and a conveniently located laundry closet sit just outside the bedrooms. The basement, with its separate entrance, offers a large family room, a 4th bedroom, and an additional 4-piece bathroom â€“ ideal for extra family space or potential income. Enjoy the outdoors in your fully fenced and landscaped backyard. Title insurance provided in lieu of a real property report.



Built in 2017

## Essential Information

MLS® #	A2259918
Price	\$419,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,154
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	113 Alpine Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1B3

### **Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Lighting, Playground, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Greenbelt, Landscaped
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed September 24th, 2025

Days on Market 40

Zoning R1S

### **Listing Details**

Listing Office People 1st Realty

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