

135 Airmont Court
Fort McMurray, Alberta

MLS # A2198361



\$549,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, See Remarks		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Fridge x2, Stove x2, Microwave x2, Dishwasher x2, Washer/Dryer x2, Ceiling Fan(s), Garage Door Remote(s), Water Softener, Central A/C, 2 person hot tub, Bar Fridge, All Blinds

Unique gems are hard to find - The lucky buyer of this home will have found it. Designed with professional couple in mind this home can easily accommodate a small family. From its solid oak flooring, a penny stairwell, 3 stone fireplaces 2 with BC log hearth and mantles. Unique light fixtures, 9' ceilings. Basement has an extra bedroom plus a one bedroom LEGAL suite. Extra income or add space to existing living space. Open concept mainfloor features ceiling height extra deep cupboards, upgraded granite, 1st stone fireplace in the sitting room and walk through pantry to double attached heated garage with epoxy floor. (Easy access to powder room from garage) Open foyer with crystal chandelier fills the home with rainbows every sunny afternoon. Main staircase is 12" tread for an easy rise. Halfway up the stairs you will find the spa style master with WIC, ensuite, spa tub, 2nd stone fireplace and vaulted ceiling. Upper floor features laundryroom, bathroom with oversized shower, office overlooking foyer, another bedroom and the spacious main livingroom with the 3rd full stone fireplace. So many wonderful features - hot water on demand, water softener, central A/C, central vac, and 2 person hot tub, All plantings chosen for fire resistance, inc trees (3 cherry one chestnut) Additional bonuses - A quiet cul-de-sac located close to schools and amenities. Your new home has been immaculately kept and the pride shows through! This UNIQUE GEM is definitely worth checking out... Start the car!