



**GRASSROOTS**  
REALTY GROUP

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**139 Amberwood Court  
Fort McMurray, Alberta**

**MLS # A2245097**



**\$479,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** n/a

139 Amber Wood Court &ndash; Under \$500K! BUILT IN 2017 in this stunning Abasand home! Nestled in a prime location close to downtown and all amenities, yet far enough to enjoy peace and privacy, this property offers it all. Step inside to find luxury vinyl plank flooring throughout &ndash; no carpet here! Freshly painted and ready to impress, this home features 3 bedrooms upstairs and 1 bedroom downstairs, including a spacious master with an ensuite. Enjoy the convenience of upstairs laundry, the comfort of central air conditioning, and the practicality of a heated garage. This home is equipped with a dual sump pump system with battery backup for extra peace of mind. Outside, the private fenced yard is perfect for relaxation or gatherings. All this, and it&rsquo;s under \$500K! Don&rsquo;t miss your chance to own this incredible property. Call today for your personal showing!