



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**113 Alpine Court**  
**Fort McMurray, Alberta**

**MLS # A2259918**



**\$419,900**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Greenbelt, Landscaped		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, CENTRAL AIR, SMART GARAGE DOOR OPENER AND REMOTE, GARAGE HEATER, NEST DOOR LOCK, NEST THERMOSTAT

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, you'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 — 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.