



**113 Alpine Court
Fort McMurray, Alberta**

MLS # A2259918

\$419,900



Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Greenbelt, Landscaped		

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

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.