



GRASSROOTS
REALTY GROUP

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

**105 Archer Hill Court
Fort McMurray, Alberta**

MLS # A2264002



\$387,000

Division:	Abasand		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,466 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, central a/c

IMMEDIATE POSSESSION ON THIS PRICED TO SELL 2017 BUILD WITH A SPACIOUS LAYOUT WITH THE RARE FIND OF A UPSTAIRS BONUS ROOM, PLUS CENTRAL A/C, AND A FULLY FENCED AND LANDSCAPED YARD IN A PRIVATE CUL DE SAC. The exterior of the home offers a cul-de-sac location that is within walking distance to schools, parks, and shopping, and is only a few minutes' drive to Downtown. The Lot features a large front driveway and a fully fenced and landscaped yard. In addition, you have an attached garage. Step into this well-thought-out layout and design offering a front entryway that leads you to your open-concept living area featuring a kitchen with loads of cabinets, pantry, stainless steel appliances, and a large island with eat-up breakfast bar. Windows surround the Great room and dining room and offer a garden door that leads to your yard and BBQ deck. The main level is finished with a 2-pc powder room and a large mud room with direct access to your garage. The upper level features a BONUS ROOM for your family, and continues with 3 bedrooms and 2 full bathrooms. The Primary bedroom is complete with a walk-in closet and full ensuite. The lower level offers great space for future development of a rec room, bedroom, and bathroom. This is a great opportunity to take advantage of purchase plus improvements with your lender to finish this space exactly how you want. This home is move-in-ready and available for quick possession. Come live in Abasand, where every resident of this subdivision loves it. As a Realtor I have always found that people that live in Abasand never want to leave, even when upgrading they will not leave this friendly and quaint subdivision which offers, direct access to trails for those who love to quad, snowmobile or cross country ski, or to just take your dog for a walk and

taking in all the beautiful views of the River valley, Abasand is the only subdivision in the city allowing the use of off road vehicles, during the RMWB pilot program. For added peace of mind on this quality build by Vis-star Homes, there is remaining new home warranty that can be transferred to the buyer on closing. Call today for your personal tour.