



GRASSROOTS
REALTY GROUP

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137 Auger Court
Fort McMurray, Alberta

MLS # A2267918



\$599,000

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,598 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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Currently under construction and set for completion in January 2026, this elegant new build by KUTA Homes offers the same exceptional craftsmanship and modern, high-end finishes the builder is known for—now in a more efficient footprint. With 1,598 sq/ft of thoughtfully designed living space, this home features an open-concept layout, designer kitchen and bathroom finishes, high ceilings, and luxurious details throughout. Every element has been curated to deliver comfort, style, and function—perfect for modern living. The single attached garage provides both convenience and storage, while upgrades such as a garage heater, central air conditioning, broom-finished concrete driveway, front landscaping with final grade, and 10-Year Alberta New Home Warranty are all included to ensure a move-in-ready experience. A rare chance to own a brand-new, high-quality home in Fort McMurray's desirable Abasand neighbourhood—schedule your private tour today. Photos are renderings only. See supplements for additional details.