



**115 Airmont Court
Fort McMurray, Alberta**

MLS # A2298847



\$539,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,555 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings, AC Unit, garage door opener, Garage heater, Gazebo

Welcome to refined living in this exceptional custom two-storey residence by Alves Builders, one of Fort McMurray's most respected builders. Ideally situated in the peaceful community of Abasand, this home offers a perfect balance of tranquility and convenience, with close proximity to schools, amenities, and scenic walking trails—an ideal setting for growing families. Thoughtfully designed, this elegant home features five bedrooms—three on the upper level and two in the fully developed basement—along with three full bathrooms and a stylish powder room. The main floor welcomes you with a warm and inviting living space centered around a gas fireplace, highlighted by a striking brick feature wall. The adjoining dining area flows seamlessly into a beautifully appointed kitchen, complete with ceiling-height cabinetry adorned with crown moulding and valance lighting, complemented by sleek quartz countertops. A full suite of high-end stainless steel KitchenAid appliances enhances both form and function. A convenient main floor laundry room and powder room complete this level, with direct access to the attached garage. Upstairs, the private quarters offer three generously sized bedrooms and two full bathrooms, including a primary bedroom featuring a walk-in closet and a spa-inspired ensuite with a tiled walk-in shower and seamless glass enclosure. The fully finished basement provides additional living space with in-floor heating, two bedrooms, and a spacious recreation area—perfect for entertaining or relaxing with family. Step outside to enjoy a beautifully designed backyard, complete with a large deck and gazebo—ideal for summer gatherings and outdoor enjoyment. Located in Fort McMurray's only OHV-friendly neighborhood, this property offers the rare opportunity to access miles

of trails directly from your doorstep. A truly remarkable home in a sought-after location, offering comfort, quality, and lifestyle all in one.