

\$480,000 - 175 Aldergrove Avenue, Fort McMurray

MLS® #A2214981

\$480,000

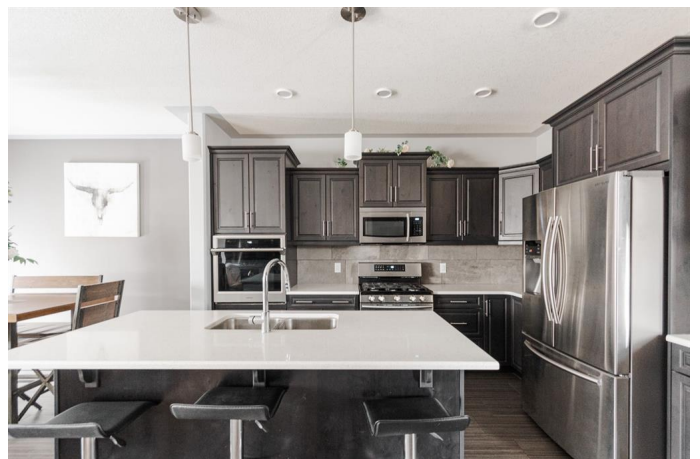
3 Bedroom, 3.00 Bathroom, 1,516 sqft
Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Welcome to 175 Aldergrove Avenue â€“ Spacious, Modern Living in Abasand for under \$500,000. This beautifully maintained home offers a generous floor plan, an attached double car garage, and incredible value under \$500,000. Known for its outdoor lifestyle, Abasand offers access to ATV trails, scenic walking paths, stunning views, and abundant wildlifeâ€”perfect for those who love to explore and embrace adventure right from their doorstep.

A double driveway welcomes you home, leading to the attached garage, which also features convenient access to a dog run for your furry friends. Inside, the main floor impresses with high ceilings, beautiful finishes, and an open-concept design ideal for entertaining and staying connected across spaces. The kitchen boasts a large island, sleek quartz countertops, a gas range, a built-in microwave, and durable tile flooring that extends into the dining area. The living room features rich hardwood flooring, offering a seamless and functional flow throughout the main living space.

Wide stairs lead to the upper level, where a bright, open hallway connects the three bedrooms. The primary suite offers a serene retreat, complete with a walk-in closet and a four-piece ensuite featuring a large soaker tub. The additional two bedrooms are spacious and bright, and the upper level is completed with a second four-piece bathroom and a convenient laundry room.



Step outside to a fully fenced backyard with a large deck, perfect for outdoor gatherings and enjoying warm summer days. Additional highlights include central air conditioning, ensuring year-round comfort.

This is a rare opportunity to own a home in Abasand with a double-car garage for under \$500,000. Schedule your private tour today.

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214981 |
| Price | \$480,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,516 |
| Acres | 0.07 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 175 Aldergrove Avenue |
| Subdivision | Abasand |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9J 1E6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Side By Side |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Lighting |
| Lot Description | Back Yard, Front Yard, Landscaped, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 98 |
| Zoning | R1S |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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