

# \$429,900 - 159 Aldergrove Avenue, Fort McMurray

MLS® #A2217762

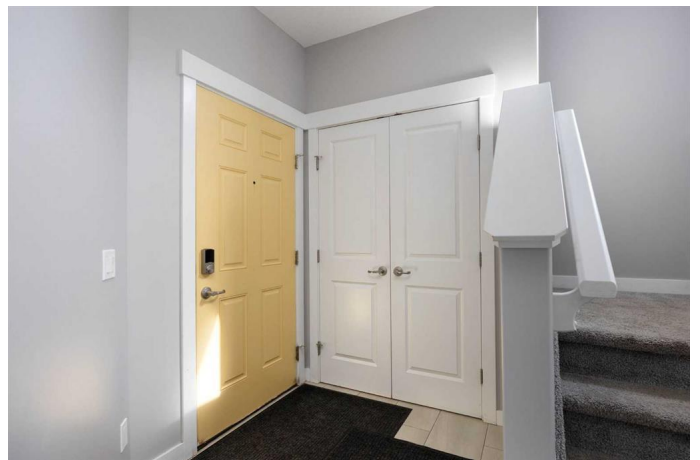
**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,432 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Stunning Dolce Vita duplex in beautiful Abasand. Over 1432sqft of living space in this 2-Storey, half duplex with single attached garage. Beautifully designed and thoughtfully laid out, fresh & modern while bright & cozy. The main floor offers a spacious entryway with garage access & convenient half bathroom with an open living, kitchen & dining area. The spacious kitchen has stainless appliances, pantry and eat up island. The gas fireplace in the living room will keep you extra cozy in the cooler months and the dining space with wood feature offers access to the rear deck. Upstairs you will find a generous master with bright & spacious walk-in closet plus ensuite, 2 more generous bedrooms, 4 piece bathroom and convenient upstairs laundry. The undeveloped basement leaves room for your personal design and function. The fully fenced backyard has gate access to the playground behind the home, space for a large gazebo & option for a dog run. A beautifully laid out and well maintained duplex in an amazing Abasand location with nearby schools the bonus of a park out your back gate!



Built in 2017

## Essential Information

MLS® # A2217762

Price \$429,900

Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,432                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 159 Aldergrove Avenue |
| Subdivision | Abasand               |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9J 1E4               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage |
| Appliances        | See Remarks   |
| Heating           | Central   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Mantle, Glass Doors  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Dog Run                                     |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Level |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |
| Zoning         | R1S           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.