

\$419,900 - 113 Alpine Court, Fort McMurray

MLS® #A2259918

\$419,900

4 Bedroom, 4.00 Bathroom, 1,154 sqft

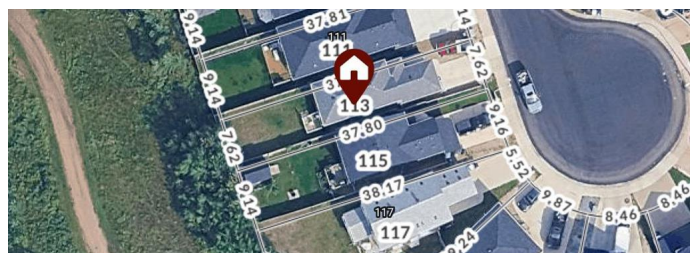
Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Beautifully Maintained Home! Nestled against the stunning Boreal Forest, 113 Alpine Court offers direct access to serene green space and walking trails.

Step inside to a bright, open-concept main floor featuring a welcoming living room and eat-in kitchen with crisp white cabinetry, quartz countertops, and stainless steel appliances. A 2-piece bathroom and access to the heated garage complete this level.

Upstairs, youâ€™ll find three bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. A second 4-piece bathroom and a conveniently located laundry closet sit just outside the bedrooms. The basement, with its separate entrance, offers a large family room, a 4th bedroom, and an additional 4-piece bathroom â€“ ideal for extra family space or potential income. Enjoy the outdoors in your fully fenced and landscaped backyard. Title insurance provided in lieu of a real property report.



Square Footage	1,154
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	113 Alpine Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1B3

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Playground, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Greenbelt, Landscaped
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	42
Zoning	R1S

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.