

# \$469,900 - 139 Amberwood Court, Fort McMurray

MLS® #A2186745

**\$469,900**

4 Bedroom, 4.00 Bathroom, 1,403 sqft  
Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

139 Amber Wood Court â€“ Under \$500K!  
BUILT IN 2017 in this stunning Abasand home! Nestled in a prime location close to downtown and all amenities, yet far enough to enjoy peace and privacy, this property offers it all.

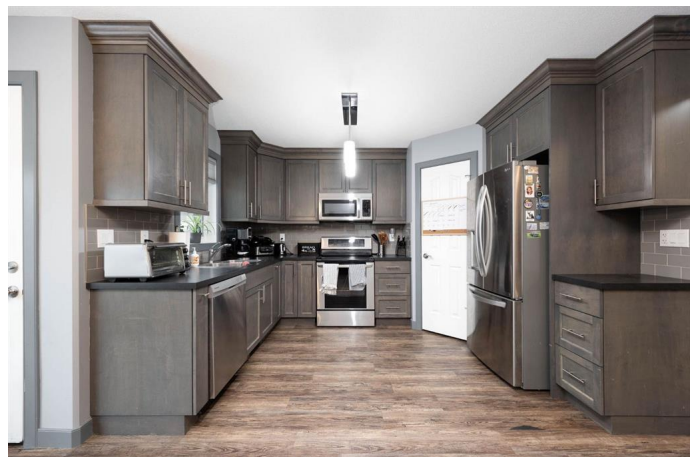
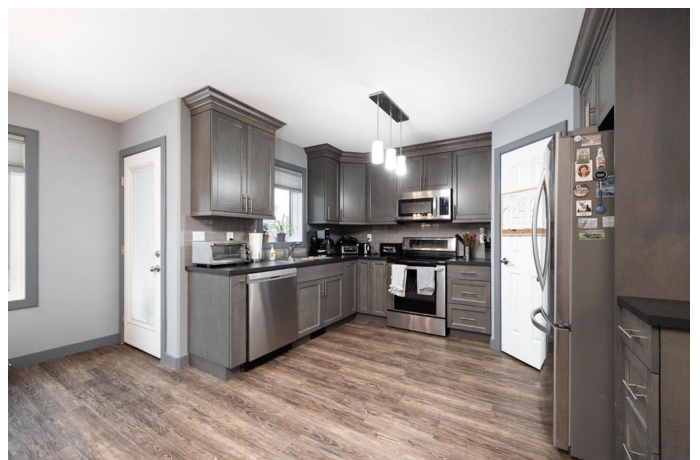
Step inside to find luxury vinyl plank flooring throughout â€“ no carpet here! Freshly painted and ready to impress, this home features 3 bedrooms upstairs and 1 bedroom downstairs, including a spacious master with an ensuite. Enjoy the convenience of upstairs laundry, the comfort of central air conditioning, and the practicality of a heated garage. This home is equipped with a dual sump pump system with battery backup for extra peace of mind. Outside, the private fenced yard is perfect for relaxation or gatherings.

All this, and itâ€™s under \$500K! Donâ€™t miss your chance to own this incredible property. Call today for your personal showing!

Built in 2017

## Essential Information

MLS® #	A2186745
Price	\$469,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,403
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	139 Amberwood Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1E3

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 10th, 2025
-------------	--------------------

Days on Market 61  
Zoning R1S

### **Listing Details**

Listing Office EXP REALTY

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.