

# \$609,900 - 123 Alpine Court, Fort McMurray

MLS® #A2194189

**\$609,900**

4 Bedroom, 3.00 Bathroom, 1,522 sqft

Residential on 0.11 Acres

Abasand, Fort McMurray, Alberta

Nestled in a private cul-de-sac with serene tree line views, 123 Alpine Court in Abasand offers a fully developed two-story home built by Alves Construction in 2017. The main floor welcomes you with a grand entryway leading to an open-concept layout. The elegant kitchen features ceiling-height cabinets, a corner pantry, quartz countertops—including the island—and black stainless steel appliances. It seamlessly flows into the living room, highlighted by a tile-surround fireplace and abundant natural light. The spacious dining area provides access to the back deck and fenced yard. The second level includes a laundry room, three bedrooms which includes the primary suite that has a large walk-in closet and a four-piece en suite bathroom. The primary bedroom also offers a spectacular view of the tree line, where wildlife sightings are common. An additional four-piece bathroom serves the other bedrooms. The basement features a fourth bedroom and a recreation room with upgraded soundproof insulation, ideal for a home theatre or music room. A rough-in is available for a fourth bathroom if needed. Additional amenities include a double-attached heated garage with a floor drain and the garage overhead door is wifi enabled so you can open the door from your phone. The expansive backyard offers quick access to the Abasand trail system, just steps from the back gate. The property is conveniently located near schools, ice rinks, playgrounds, a short drive to downtown, and



close to the Abasand OHV staging area.  
Central air conditioning ensures comfort throughout the home. Call now for your personal showing.

Built in 2017

**Essential Information**

MLS® #	A2194189
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,522
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	123 Alpine Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1B3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, No Smoking Home, See Remarks, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Microwave Hood Fan

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Cul-De-Sac, Backs on to Park/Green Space, Back Yard, Greenbelt, Landscaped, Many Trees, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 15th, 2025
Days on Market	107
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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