

# \$629,900 - 123 Alpine Court, Fort McMurray

MLS® #A2194189

**\$629,900**

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          | \$629,900   |
| 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, Microwave Hood Fan, Refrigerator, Washer/Dryer |

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 82                  |
| Zoning         | R1S                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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