

# \$419,900 - 131 Airmont Court, Fort McMurray

MLS® #A2231364

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

Welcome Home to 131 Airmont Court, Fort McMurray! Discover this stunning and meticulously maintained home, offering modern living and comfortable spaces for the whole family. When you arrive, you're greeted by an attractive exterior with excellent curb appeal.

Step inside to a bright and inviting open-concept main floor. The spacious kitchen is a chef's delight, featuring sleek dark cabinetry, stainless steel appliances, a large center island with a double sink, and ample counter space – perfect for meal prep and entertaining. Adjacent to the kitchen, the dining area flows seamlessly, providing access to your private backyard deck, ideal for summer BBQs and outdoor enjoyment. The cozy living room, complete with a charming fireplace, offers a warm and welcoming atmosphere, perfect for relaxing evenings. Modern finishes, including stylish flooring and contemporary paint colors, are found throughout the main level. Upstairs, you'll find comfortable and well-appointed bedrooms. The master suite is a true retreat, boasting a striking navy accent wall, a spacious layout, and a private ensuite bathroom. Two additional bedrooms are thoughtfully designed, with one featuring a playful pink and black theme, and another adorned with a serene forest-inspired mural and a cozy reading nook, making them perfect for children or guests. The fully fenced backyard provides a safe and private space for outdoor activities and



includes a well-sized deck for entertaining.  
This home is located in a desirable Fort McMurray neighbourhood and offers convenience and a fantastic lifestyle.  
Don't miss the opportunity to make this beautiful house your new home!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231364    |
| Price          | \$419,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,220       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 131 Airmont Court |
| Subdivision | Abasand           |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9J 1G1           |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 5                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|                 |                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                       |
| Cooling         | Central Air                                                                                                   |
| Fireplace       | Yes                                                                                                           |
| # of Fireplaces | 1                                                                                                             |
| Fireplaces      | Gas, Living Room                                                                                              |
| Has Basement    | Yes                                                                                                           |
| Basement        | Full, Unfinished                                                                                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 1               |
| Zoning         | R1S             |

## Listing Details

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

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