

# \$399,888 - 105 Archer Hill Court, Fort McMurray

MLS® #A2244166

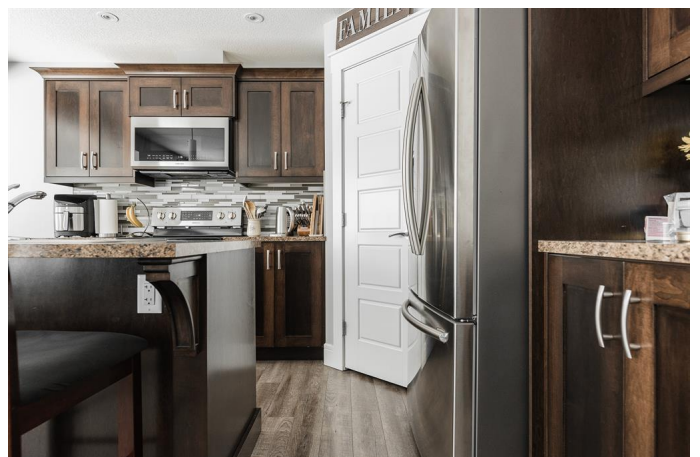
**\$399,888**

3 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.06 Acres

Abasand, Fort McMurray, Alberta

EXCELLENT PRICE ON THIS 2017 BUILD WITH A SPACIOUS LAYOUT WITH THE RARE FIND OF A UPSTAIRS BONUS ROOM, PLUS CENTRAL A/C, AND A FULLY FENCED AND LANDSCAPED YARD IN A PRIVATE CUL DE SAC. The exterior of the home offers a cul-de-sac location that is within walking distance to schools, parks, and shopping, and is only a few minutes' drive to Downtown. The Lot features a large front driveway and a fully fenced and landscaped yard. In addition, you have an attached garage. Step into this well-thought-out layout and design offering a front entryway that leads you to your open-concept living area featuring a kitchen with loads of cabinets, pantry, stainless steel appliances, and a large island with eat-up breakfast bar. Windows surround the Great room and dining room and offer a garden door that leads to your yard and BBQ deck. The main level is finished with a 2-pc powder room and a large mud room with direct access to your garage. The upper level features a BONUS ROOM for your family, and continues with 3 bedrooms and 2 full bathrooms. The Primary bedroom is complete with a walk-in closet and full ensuite. The lower level offers great space for future development of a rec room, bedroom, and bathroom. Â This is a great opportunity to take advantage of purchase plus improvements with your lender to finish this space exactly how you want. This home is move-in-ready and available for quick possession. Â Come



live in Abasand, where every resident of this subdivision loves it. As a Realtor I have always found that people that live in Abasand never want to leave, even when upgrading they will not leave this friendly and quaint subdivision which offers, direct access to trails for those who love to quad, snowmobile or cross country ski, or to just take your dog for a walk and taking in all the beautiful views of the River valley, Abasand is the only subdivision in the city allowing the use of off road vehicles, during the RMWB pilot program.Â For added peace of mind on this quality build by Vis-star Homes, there is remaining new home warranty that can be transferred to the buyer on closing. Call today for your personal tour.

Built in 2017

### **Essential Information**

MLS® #	A2244166
Price	\$399,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,466
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	105 Archer Hill Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9J 1C8

### Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected

Parking Spaces 3

Parking Additional Parking, Concrete Driveway, Single Garage Attached

# of Garages 1

### Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed July 29th, 2025

Days on Market 2

Zoning R1S

### Listing Details

Listing Office COLDWELL BANKER UNITED

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