

\$349,900 - 108 Amren Drive, Fort McMurray

MLS® #A2210978

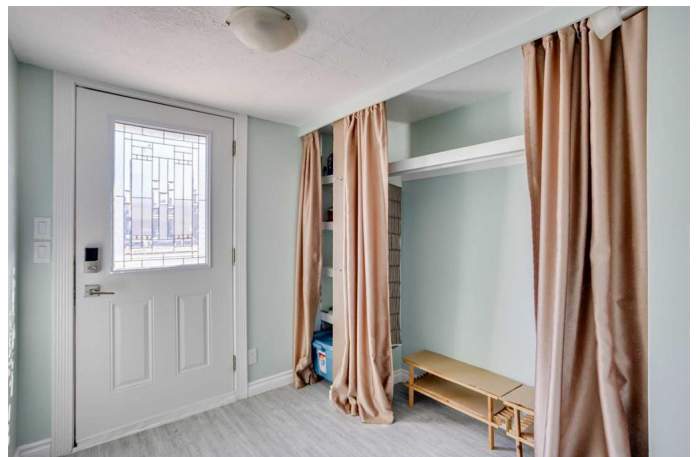
\$349,900

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.07 Acres

Abasand, Fort McMurray, Alberta

PARKING! RENOVATIONS COMPLETE!
DETACHED GARAGE! Located on a quiet, family-friendly street, this well-maintained home offers fantastic curb appeal and functionality. Step inside to a spacious entryway with ample coat closet space. The main floor features newer stainless steel appliances including gas stove (2017), stunning new kitchen cabinets (2022), and a bright, open-concept living room that flows seamlessly into the dining nook. From the dining area, walk out to your back deck and enjoy the fully fenced, landscaped yard, gas bbq connection, â€” perfect for summer BBQs and outdoor entertaining. Upstairs, youâ€™ll find three comfortable bedrooms, including a spacious primary retreat, along with a full bathroom. The basement offers even more living space with a fourth bedroom, a large rec room, and additional storage. In the front of the property you will not only find a detached garage but loads of parking, or basketball/street hockey area for the kids. Notable upgrades include, Newer windows and exterior doors (2017), Newer siding (2017), Shingles (2017), Attic insulation (2017), Hot water tank (2017), updated flooring on the main level (2022), refurbished and freshly painted deck (2024), Basement floor (2017), central air, and just steps from scenic walking trails, and close proximity to the Abasand OHV staging area, and conveniently close to schools and all amenities â€” this home is a must-see!



108 Amren Dr â€“ Come see what makes this home stand out!

Built in 1977

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2210978 |
| Price | \$349,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,055 |
| Acres | 0.07 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 108 Amren Drive |
| Subdivision | Abasand |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9J1B8 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Driveway, RV Access/Parking, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, See Remarks |
| Appliances | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |

| | |
|-----------------|----------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Private Entrance |
| Lot Description | Back Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 23 |
| Zoning | R1S |

Listing Details

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

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