

\$479,900 - 139 Amberwood Court, Fort McMurray

MLS® #A2245097

\$479,900

4 Bedroom, 4.00 Bathroom, 1,403 sqft

Residential on 0.09 Acres

Abasand, Fort McMurray, Alberta

139 Amber Wood Court â€” Under \$500K!
BUILT IN 2017 in this stunning Abasand home! Nestled in a prime location close to downtown and all amenities, yet far enough to enjoy peace and privacy, this property offers it all.

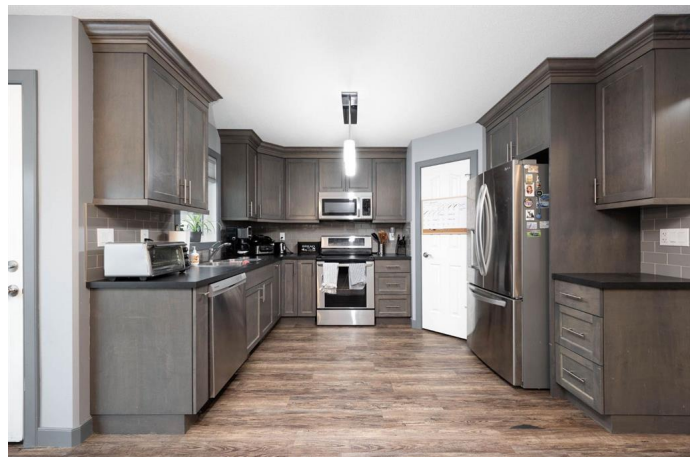
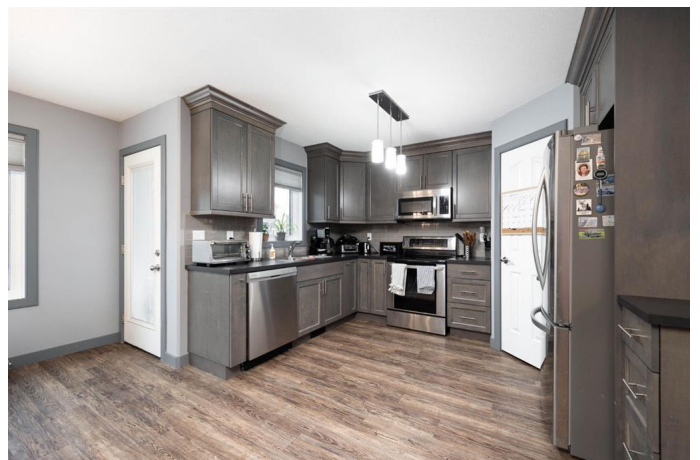
Step inside to find luxury vinyl plank flooring throughout â€” no carpet here! Freshly painted and ready to impress, this home features 3 bedrooms upstairs and 1 bedroom downstairs, including a spacious master with an ensuite. Enjoy the convenience of upstairs laundry, the comfort of central air conditioning, and the practicality of a heated garage. This home is equipped with a dual sump pump system with battery backup for extra peace of mind. Outside, the private fenced yard is perfect for relaxation or gatherings.

All this, and itâ€™s under \$500K! Donâ€™t miss your chance to own this incredible property. Call today for your personal showing!

Built in 2017

Essential Information

MLS® #	A2245097
Price	\$479,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,403
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	139 Amberwood Court
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1E3

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
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Days on Market	3
Zoning	R1S

Listing Details

Listing Office	EXP REALTY
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