

**105 Auger Court**  
**Fort McMurray, Alberta**

**MLS # A2223247**



**\$605,000**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,695 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Finished, See Remarks		
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Quartz Counters		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R1S		
<b>Utilities:</b>	-		

**Inclusions:** 10K appliance Credit, Garage Heater

Remarks to follow