

**104 Amren Drive
Fort McMurray, Alberta**

MLS # A2279238



\$329,900

Division:	Abasand		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,121 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Heated Garage, Off Street, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer and Microwave

Welcome to 104 Amren Drive — This 3-bedroom and 1.5-bath half duplex located in the family-friendly community of Abasand offers 1,121 sq ft of comfortable living space with a functional layout designed for everyday living. The main level features a bright living, a dining room and a practical kitchen with gas stove, white cabinetry and door to access the large rear deck, perfect for enjoying the private, fenced backyard complete with a fire pit and shed. A convenient 2-piece bathroom completes the main floor. Upstairs, you’ll find three bedrooms including a spacious primary bedroom with a walk-in closet, along with a full 4-piece bathroom. The fully finished basement adds additional living space with a large recreational room, laundry room, and storage. Enjoy the attached single garage and a location close to schools, parks, playgrounds, shopping, and walking trails. A great opportunity for first-time buyers or those looking for a move-in-ready home in a welcoming neighbourhood — book your private showing today!