



THE
A-TEAM

**RE/MAX
FIRST**

109 HODGINS Avenue, Fort McMurray T9H0H4

MLS® #: **A2043841**

Area: **Henning Ridge**

Listing Date: **04/27/23**

List Price: **\$529,950**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 11-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2022

Lot Information

Finished Floor Area

Lot Sz Ar:

5,025 sqft

Lot Shape:

Abv Sqft:

1,729

Low Sqft:

Ttl Sqft:

1,729

DOM

358

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Other

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

5pc Ensuite bath

Bedroom

Level

Main

Upper

Upper

Dimensions

4`10" x 4`11"

11`8" x 5`9"

9`11" x 9`11"

Room

4pc Bathroom

Bedroom

Bedroom - Primary

Level

Upper

Upper

Upper

Dimensions

8`6" x 8`3"

10`1" x 9`10"

12`11" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1521809

Remarks

Pub Rmks: **INTRODUCING THE DAWSON BY QUALICO DEVELOPMENTS MODERN FARM HOUSE INTERIOR AND EXTERIOR FINISHINGS! This is a RARE OPPORTUNITY to own a BRAND NEW IN FORT MCMURRAY'S ONLY GOLF COMMUNITY! Once the exterior of this home steals your heart with MODERN FARM HOUSE COLORS WHITE SIDING AND BLACK TRIM AND LIGHT FIXTURES, step inside to this well thought out floor plan, featuring a large front entry way with custom SHIP LAP WALL that leads you to your open concept floor plan covered in LUXURY VINYL PLANK FLOORS. The open concept living area features the modern farm house color board. This living area features a large kitchen with two tone cabinets, SATIN WHITE UPPER AND LOWER CABINETS, AND Coventry flint island with eat up breakfast bar. THE UPPER CABINETS RUN TO THE CEILING. The Countertops have been finished with WHITE ROCK QUARTZ AND A WHITE SUB WAY TILE BACKSPLASH. The kitchen is complete with 4 built in black stainless appliances, soft close drawers and cabinets and a walk-in pantry. This main level offers a bank of windows overlooking your just over 5,000 sq ft lot, LARGE DINING NOOK AND GREAT ROOM WITH SHIPLAP FEATURE WALL. In addition, on the main level you have a 2-pc powder room and direct access to your attached Double car garage. Take the stunning staircase with ship lap wall to the upper level is complete with 3 large bedrooms. Primary bedroom offers a DREAM WALK IN CLOSET and a BOARD & BATTEN FEATURE WALL. There are FULL 5 PC ENSUITE, with DOUBLE SINKS FRAMED BATHROOM MIRRORS, QUARTZ COUNTER TOPS, SOAKER TUB AND SHOWER. This upper level continues with UPPER-LEVEL LAUNDRY ROOM COMPLETE WITH WASHER AND DRYER. and 2 nd FULL BATHROOM. The Basement is undeveloped but is laid out to have a large family room, bedroom and full bathroom. This home is complete with black and glass light fixtures and black exterior light fixtures. Other upgrades include HOT WATER ON DEMAND, FRONT LANDSCAPING AND DRIVEWAY. For peace of mind ownership this Gorgeous home comes with 10 YEAR ALBERTA NEW HOME WARRANTY! BUYERS OF THIS HOME WILL RECEIVE THE ADDED BONUS OF A ONE YEAR FREE MEMEBERSHIP TO ROTARY LINKS GOLF COURSE. Call today for your personal tour or more information.**

Inclusions:
Property Listed By: **Fridge, stove, dishwasher, OTR microwave, washer, dryer, front landscaping, 10-year Alberta new home warranty, brushed concrete driveay COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









