



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 MCGHEE Street, Fort McMurray T9H 0H2**

MLS®#: **A2069199**

Area: **Henning Ridge**

Listing Date: **07/27/23**

List Price: **\$399,950**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$30k, 11-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2022**

Lot Information

Lot Sz Ar:

**4,485 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,670**

Low Sqft:

Ttl Sqft:

**1,670**

DOM

**294**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard**

**None,On Street**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

**Public Sewer**

Ext Feat:

**Other**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

**Public**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

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

Int Feat:

**Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

**Cable Internet Access**

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`2"	4pc Bathroom	Upper	4`11" x 7`5"
4pc Ensuite bath	Upper	8`6" x 11`7"	Bedroom	Upper	11`0" x 12`9"
Bedroom	Upper	11`0" x 10`9"	Bedroom - Primary	Upper	12`2" x 11`7"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1521809**

Zoning: **R1S**

## Remarks

Pub Rmks: **COME LIVE IN FORT MCMURRAY'S ONLY GOLF CLUB COMMUNITY. Welcome to the SOMERSET Brand new construction by QUALICO Developments at 117 McGhee Street. This growing neighbourhood is located on the South Side of the city only minutes from the YMM International Airport and a quick commute to the downtown core. The exterior of the home offers a modern farmhouse design that continues to the interior finishing's. The main level features a large great room and continues to a kitchen offering gorgeous, unique cabinets and a large island with a breakfast bar and a flush countertop. The kitchen offers beautiful quartz countertops, stainless appliances, and a pantry. The large dining nook overlooks your yard. Upstairs you have three bedrooms. The primary bedroom features a MASSIVE walk-in closet. The 4 pc master ensuite has double sinks, quartz countertops, and a large shower. The upper-level bonus feature is your upper-level laundry room. The exterior of the home will come with front landscaping, a front covered porch, and curb appeal. You will also have 10 year new home warranty included. QUALICO has been building homes in Fort McMurray for 20-plus years. Call now for your personal tour!**

Inclusions: **Fridge, stove, OTR microwave, washer, dryer, front landscaping, 10 year Alberta Home Warranty**

Property Listed By: **COLDWELL BANKER UNITED**

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













