



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 POPE Bay, Fort McMurray T9K 2P8**

MLS®#: **A2088355**

Area: **Timberlea**

Listing Date: **10/19/23**

List Price: **\$490,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2002**

Lot Information

Finished Floor Area

Abv Sqft:

**1,301**

Low Sqft:

Lot Sz Ar:

**5,404 sqft**

Ttl Sqft:

**1,301**

Lot Shape:

DOM

**200**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Irregular Lot**

**Double Garage Attached,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Wood Frame**

Flooring:

**Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**

Int Feat:

**Primary Downstairs,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Second	12`3" x 10`5"
4pc Bathroom	Main	7`10" x 7`7"
Dining Room	Main	12`0" x 10`2"
Living Room	Main	16`4" x 12`0"
4pc Bathroom	Basement	5`10" x 8`6"
Bedroom	Basement	8`2" x 13`11"
Storage	Basement	6`8" x 5`1"

Room	Level	Dimensions
Bedroom	Second	12`3" x 10`4"
4pc Ensuite bath	Main	5`1" x 7`7"
Kitchen	Main	9`1" x 9`5"
Bedroom - Primary	Main	17`1" x 13`6"
Bedroom	Basement	10`11" x 9`9"
Game Room	Basement	12`11" x 17`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0225815**

Remarks

Pub Rmks: **INVESTOR'S ALERT OR MORTGAGE HELPER! Fully renovated 5 Bedrooms, 3 Full Bathrooms. NO CARPET, ATTACHED DOUBLE GARAGE, PARKING FOR 4 VEHICLES ON THE DRIVEWAY, RV REAR ACCESS STORAGE UNIT, FINISHED 2 BEDROOM SUITE renovated on a safe Cul-de-Sac. Your new home has been freshly painted and has so many updates and upgrades. The main floor has laminate floors, and large windows to allow all that natural light in, and the kitchen is beautifully updated. The updates in the kitchen are; a tiled backsplash, quartz countertops, stainless steel appliances including a gas stove, and new tile flooring. A master bedroom with a full ensuite bathroom is beautifully bright when the sun shines in the morning. The newly renovated full bathroom on the main is tastefully decorated. Up a half set of stairs, you will find two good-sized bedrooms with no carpet and added storage from a quaint built-in window bench seat and full closets. The basement is finished with two bedrooms, a fully renovated bathroom, a separate entry, a wet bar with a fridge, a built-in microwave, and two separate laundry facilities and storage space. With stunning curb appeal, no rear neighbors, and access from the rear gate to park your toys or camper, you do have it all. Not to mention is located across the street from the Syncrude Athletic Park where you can watch baseball, and cricket, a hockey rink, a waterpark, a beautiful playground, and wonderful walking trails. What is there not to like in this full package home priced BELOW market value!**

Inclusions: **N/A**  
Property Listed By: **Sweetly Real Estate**

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











