



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**144 MANCHESTER Way, Fort McMurray T9H0H2**

MLS®#: **A2090485**

Area: **Henning Ridge**

Listing Date: **10/29/23**

List Price: **\$619,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$50k, 26-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:

**5,091 sqft**

Lot Shape:

Abv Sqft:

**2,083**

Low Sqft:

Ttl Sqft:

**2,083**

DOM

**191**

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,City Lot,Rectangular Lot,See Remarks**

**Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

**Concrete**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Garage Control(s),Gas Water Heater,Humidifier**

Int Feat:

**Closet Organizers,Double Vanity,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Suite</b>	<b>0`0" x 0`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 11`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`3" x 6`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 12`6"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`0" x 6`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 8`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 15`0"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`10" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 15`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1521809**

Zoning:  
**R1**

Remarks

Pub Rmks: **New build in Henning Ridge! This property is a fine example of style, functionality, and value! Located on a large lot very close to Rotary Links 18 hole golf course, this modern 2 story offer striking curb appeal with modern features throughout. Main floor kitchen with sit-up island and exquisite finishing complement the main living room and dining space with welcoming openness. You'll love the large rear facing window with an abundance of natural light! Over-size attached heated double garage offers direct access to the home. Up the stairs to the second floor, is an impressive bonus room with more windows. The Prime Bedroom has large 5 piece ensuite and stand alone soaker tub. Smartly located on the second floor is the laundry area with counter and storage space. Bedrooms 2 and 3 both face the backyard with more large window. There is also an other full bathroom all on the second floor. Book your showing for this fine brand new 2 story home in Henning Ridge!**

Inclusions: **\$8,000 Appliance Credit**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









