



THE
A-TEAM

**RE/MAX
FIRST**

148 MANCHESTER , Fort McMurray T9H0H2

MLS®#: **A2090515**

Area: **Henning Ridge**

Listing Date: **10/30/23**

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

Abv Sqft:

1,969

Low Sqft:

Lot Sz Ar:

5,091 sqft

Ttl Sqft:

1,969

Lot Shape:

DOM

186

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Cleared

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Concrete, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete, See Remarks

Kitchen Appl:

Garage Control(s)

Int Feat:

Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Soaking Tub

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	1`0" x 1`0"	Bedroom	Upper	1`0" x 1`0"
Bedroom - Primary	Second	1`0" x 1`0"	5pc Bathroom	Second	0`0" x 0`0"
5pc Bathroom	Second	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1

Legal Desc:

1521809

Remarks

Pub Rmks:

New Construction! Generous Appliance Credit! This home features modern luxurious fixtures and colours throughout. Well designed kitchen with quartz counters tops features eye catching sit-up island and is open to the dining and living rooms. All with large natural light inviting windows to the backyard! The upper floor greets you with a large bonus room that separates the Prime Bedroom . Spa like ensuite is elegant and promises to pamper you with large standalone soaker tub. Bedrooms two and three are both large and face the backyard space. Closets feature finely build organizers. Still on the upper floor is a smartly appointed laundry room with front facing window. Another large full bathroom complete the second floor. Attached over-size heated garage with direct access to the home may accommodate your SUV and all the "kids" toys. The basement awaits your creative touch.

Inclusions:

\$8000 Appliance Credit

Property Listed By:

ROYAL LEPAGE BENCHMARK

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





