



THE
A-TEAM

**RE/MAX
FIRST**

155 ALDERGROVE Avenue, Fort McMurray T9J 1E4

MLS® #: **A2097419**

Area: **Abasand**

Listing Date: **12/11/23**

List Price: **\$289,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$20k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Fort McMurray

Year Built:

2020

Lot Information

Lot Sz Ar:

2,990 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,136

Low Sqft:

Ttl Sqft:

1,136

Access:

Lot Feat:

Park Feat:

**Back Yard, Street Lighting
Parking Pad**

DOM

157

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey, Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Range, Refrigerator**

Int Feat: **Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`5" x 8`0"	Dining Room	Main	9`3" x 9`0"
Living Room	Main	15`4" x 13`0"	Bedroom - Primary	Second	17`0" x 9`8"
Bedroom	Second	15`7" x 8`4"	Bedroom	Second	9`3" x 8`4"
4pc Bathroom	Second	9`5" x 4`11"	2pc Bathroom	Main	6`0" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

2221698

Remarks

Pub Rmks:

PRICE ADJUSTMENT, 20K DROP!!!! Check out this side by side duplex with laminate flooring throughout. Spacious living room on the main level with a generous sized kitchen and dinette. Kitchen has plenty of counter and cupboard space with a window over the sink looking out to the fenced in yard. Convenient 2 piece bath makes up the main level. Kitchen comes with brand new stainless appliances including a OTR microwave. Lots of windows allowing for a bright home with a ton of light. Back door leading out to a deck and fully fenced back yard. Access to upstairs off the living room where you will find 3 good size bedrooms and a full 4 piece bath. Basement is not complete and waiting for your creative imagination making for a great family room or kids play area. The park is right out your back door. Also walking distance to schools and corner store. Next door is also for sale making these 2 duplexes ideal for family members that want to live beside each other. Concrete driveway out front with room for 2 vehicles. Hurry to get your pick of this unit with beige tones or next door at 157 with a grey tone. Book your showing today.

Inclusions:
Property Listed By:

N/A
3% REALTY FORT MCMURRAY

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





