



THE
A-TEAM

**RE/MAX
FIRST**

146 SMALLWOOD Street, Fort McMurray T9K 2J7

MLS®#: **A2100182**

Area: **Timberlea**

Listing Date: **01/15/24**

List Price: **\$589,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Lot Sz Ar:

12,847 sqft

Lot Shape:

Abv Sqft:

1,711

Low Sqft:

Ttl Sqft:

1,711

DOM

109

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Street Lighting,Pie Shaped Lot

Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Fire Pit,Lighting,Private Yard,Storage

Construction:

None

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Central Vacuum,Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Kitchen

Main

15`7" x 9`1"

Living Room

Main

15`7" x 17`11"

Laundry

Main

9`6" x 9`2"

4pc Ensuite bath

Second

12`5" x 9`4"

Bedroom

Second

13`0" x 9`9"

Game Room

Basement

12`3" x 13`1"

3pc Bathroom

Basement

6`7" x 8`8"

Room

Level

Dimensions

Dining Room

Main

7`0" x 10`11"

2pc Bathroom

Main

5`6" x 5`5"

Bedroom - Primary

Second

14`5" x 15`8"

Bedroom

Second

13`0" x 9`11"

4pc Bathroom

Second

6`3" x 9`10"

Bedroom

Basement

13`1" x 9`8"

Furnace/Utility Room

Basement

8`7" x 5`1"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R1S

0023829

Remarks

| | |
|---------------------|---|
| Pub Rmks: | <p>***BRAND NEW ROOF WITH WARRANTY*** Welcome to 146 Smallwood St, an exceptional residence situated on a quiet street in Timberlea. Enjoy the convenience of proximity to schools, parks, and shopping in this well-positioned property featuring a huge 12,847.00 sq ft lot - among the largest in the neighborhood. This 4-bedroom, 3.5-bathroom home offers a spacious 1711.94 sq ft of living space, providing an ideal setting for creating lasting memories. Step into the welcoming ambiance of high cathedral ceilings upon entering, setting the tone for the open-concept living room, complete with a gas fireplace for cozy gatherings during colder Fort McMurray months. The kitchen, revamped in 2015, is a contemporary masterpiece with a walk-in pantry, spice drawer, soft-close cabinets, granite countertops, and organizer drawers. Adding to the convenience, the main-floor laundry room features an attached sink. Upstairs, a generously sized primary bedroom awaits, accompanied by an ensuite featuring a corner jetted tub and a modest walk-in closet. Two additional bedrooms and a 4-piece bathroom offer comfortable living quarters with ample natural light. The lower level contributes a substantial rec/living room, perfect for family activities. With high ceilings, abundant windows, and an additional bedroom with a 3-piece bathroom, it's an ideal space for hosting out-of-town guests. Recent updates, including a brand-new hot water tank and garage door, ensure low maintenance costs. Storage options are plentiful throughout the property, with the attached, heated, double garage providing versatility for use. The expansive deck overlooking the sizable yard is an excellent space for summer entertaining, complemented by an enclosed hot tub, a natural gas hook-up for your BBQ, and backyard access. With charming features such as a 2-story playhouse and shed, this property offers a unique blend of functionality and leisure. Don't miss the chance to explore this captivating home - schedule a viewing today!</p> |
| Inclusions: | N/A |
| Property Listed By: | RE/MAX FORT MCMURRAY |

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









