



THE
A-TEAM

**RE/MAX
FIRST**

118 FARRELL Cove, Fort McMurray T9K 1N9

MLS®#: **A2102133**

Area: **Dickinsfield**

Listing Date: **01/30/24**

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Finished Floor Area

Lot Sz Ar:

6,481 sqft

Lot Shape:

Abv Sqft:

1,653

Low Sqft:

Ttl Sqft:

1,653

DOM

101

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Lawn,Irregular Lot,Landscaped,Pie Shaped Lot,See Remarks
Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Garden,Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Granite,Hardwood

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Freezer,Garage Control(s),Microwave,Oven,Refrigerator,Washer,Window Coverings

Int Feat:

Bookcases,Built-in Features,Central Vacuum,Closet Organizers,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`2" x 11`3"	Dining Room	Main	11`2" x 11`3"
Living Room	Main	20`0" x 18`11"	Den	Main	11`2" x 8`6"
Bedroom - Primary	Second	11`2" x 24`0"	Bedroom	Second	8`10" x 10`9"
Bedroom	Second	8`10" x 11`6"	Bedroom	Basement	10`5" x 11`9"
Family Room	Basement	15`8" x 9`4"	3pc Ensuite bath	Second	7`3" x 6`6"
4pc Bathroom	Second	4`10" x 7`7"	2pc Bathroom	Main	4`6" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8022551

Remarks

Pub Rmks:

Welcome home to this immaculately maintained 2 storey family home with attached garage, on a quiet cul-de-sac, in one of Fort McMurray's most family friendly neighborhoods. Pulling up to the home, you will notice the updated siding, windows and doors. In the entryway you are greeted by beautiful granite tile, a fresh coat of paint and gleaming hardwood floors throughout. You will love the custom layout of this home! The living room features large windows to let in all the light in summer and a wood burning fireplace for cozy warmth in the winter. Off the living room is an area that could be set up as a relaxing or reading area, and this leads you to charming swinging French doors that take you into the kitchen. The kitchen is spacious with lots of counterspace and storage, and features updated countertops and sink. The dining area has plenty of space for a large table for the family to feast around and leads you a den/office area - the perfect spot for a home office or the kids homework area! Finally, a 2-piece bath is conveniently located between the front door and the entryway from the attached garage. Upstairs, you will find your huge primary suite, complete with an ensuite with shower and a large walk-in closet! Two more spacious bedrooms and an updated 4-piece bath complete the upper level. The basement has an ideal layout with the fourth bedroom, a large family room with custom built in shelving, an additional space that would be perfect for a gaming or workout area, the laundry room and TONS of additional storage(including a cold storage room). The attached garage is in pristine condition and provides additional parking or storage. Finally, this home features a backyard oasis that captures the afternoon and evening sun and is perfect for entertaining and enjoying our beautiful summers! The back deck and patio stones provide plenty of space for your outdoor dining and lounge set, garden boxes await their next green-thumbbed owners and there is plenty of yard left for a trampoline, pool or whatever your heart (or family) desires! Added bonus: the hot water tank, washer and dryer have all been updated in the last 3 years. Located walking distance to schools, parks, playgrounds and the Birchwood trails - what a fantastic area to raise a family! Contact me today to book your personal tour!

Inclusions:
Property Listed By:

shelving in garage, shed, firepit
COLDWELL BANKER UNITED

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







