



THE
A-TEAM

**RE/MAX
FIRST**

129 SALINE CREEK Way, Fort McMurray T9K 2V5

MLS®#: **A2104778**

Area: **Timberlea**

Listing Date: **01/31/24**

List Price: **\$389,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 28-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Finished Floor Area

Abv Sqft:

1,170

Low Sqft:

Lot Sz Ar:

3,533 sqft

Ttl Sqft:

1,170

Lot Shape:

DOM

99

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Landscaped
Parking Pad**

Utilities and Features

Roof: **Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers,Kitchen Island,No Smoking Home,Pantry

Utilities:

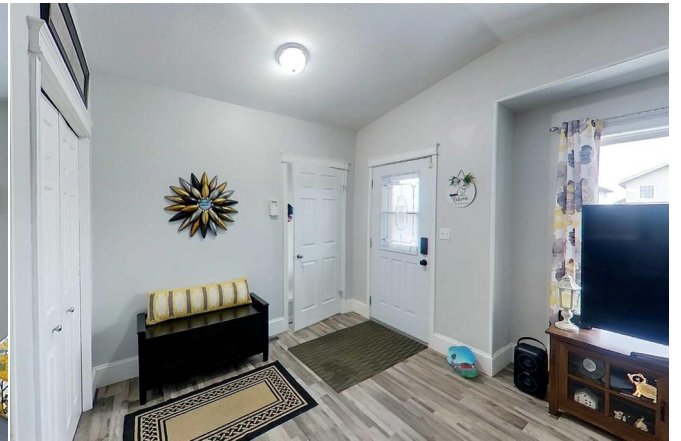
Room Information

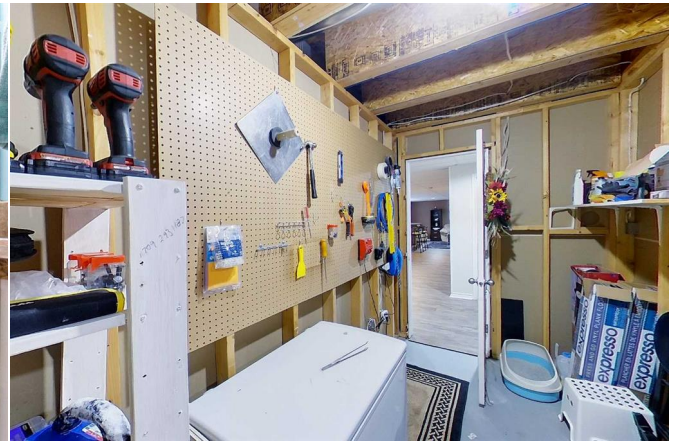
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main		4pc Bathroom	Main	
2pc Bathroom	Basement		Living Room	Main	17`1" x 13`3"
Kitchen	Main	8`9" x 12`8"	Dining Room	Main	12`2" x 10`6"
Bedroom - Primary	Main	11`7" x 13`6"	Bedroom	Main	8`11" x 13`5"
Bedroom	Main	8`6" x 10`4"	Bedroom	Basement	10`3" x 12`9"

Family Room	Basement	19`11" x 38`7"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: R1S	
	0425986		Remarks
Pub Rmks:	Welcome Home! Tucked away in Timberlea close to schools, parks, playgrounds, walking trails and all amenities, this beautiful 3+1 bedroom, 3 bathroom bungalow is move in ready! The front covered veranda welcomes you home with the perfect place to sit and chat with your neighbours. Inside the large entrance overlooks the bright living room. The bright white kitchen boasts tons of storage including an island and walk-in pantry and leads to the dining area. Down the hall is the primary bedroom with 3 piece en-suite and walk-in closet. There are 2 more good sized bedrooms and a 4 piece bathroom. In the basement you will find high ceilings making it feel like even more spacious in the HUGE L-shaped family room with a bar, perfect for entertaining, the 4th bedroom, 2 piece bathroom, laundry room and oversized storage room. Outside is the large deck, perfect for enjoying those beautiful Fort McMurray summers. There is a large shed for storage and parking for 2. With new flooring (2018), paint (2022), counter tops (2023) and more, this one won't last long! Seller offering title insurance in lieu of a real property report.		
Inclusions: Property Listed By:	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds, window coverings, deep freeze, tv mount in basement bedroom SELLER DIRECT NORTHERN HOMES REALTY		

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



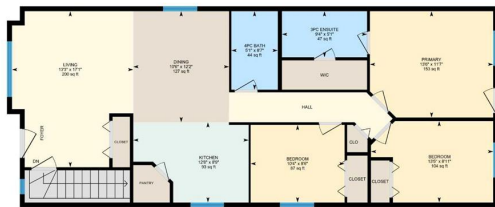






129 Saline Creek Way, Fort McMurray, AB

Main Floor: Exterior Area 11770.31 sq ft
Interior Area 1588.49 sq ft



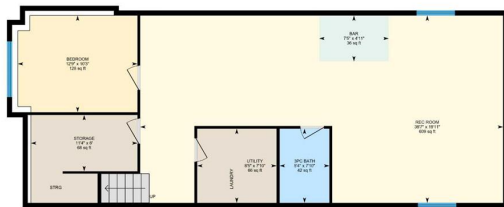
0 4 8 ft

PREPARED: 2024/01/08

While regions are excluded from total floor area in GDSSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade): Exterior Area 10391.88 sq ft
Interior Area 10110.91 sq ft



0 4 8 ft

PREPARED: 2024/01/08

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