



THE
A-TEAM

**RE/MAX
FIRST**

149 RICHARDSON Lane, Fort McMurray T9J 1L9

MLS®#: **A2105919**

Area: **Abasand**

Listing Date: **02/05/24**

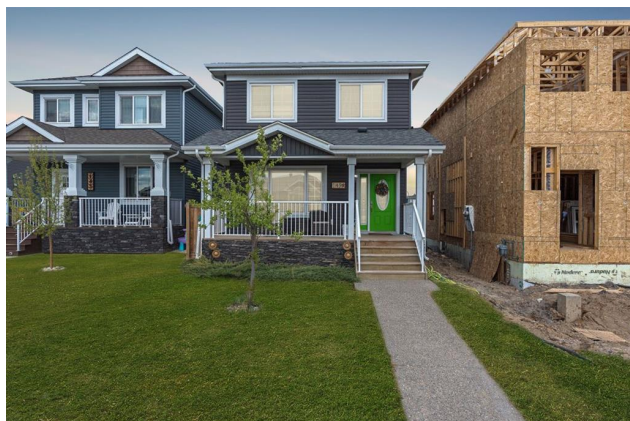
List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2016

Lot Information

Finished Floor Area

Lot Sz Ar:

3,328 sqft

Lot Shape:

Abv Sqft:

1,293

Low Sqft:

Ttl Sqft:

1,293

DOM

103

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Standard Shaped Lot

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Crown Molding,Quartz Counters,Storage

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`4" x 7`4"
Living Room	Main	12`5" x 17`6"
Bedroom	Second	9`2" x 13`3"
Bedroom - Primary	Main	13`2" x 11`1"
Bedroom	Basement	9`3" x 12`10"

Room	Level	Dimensions
Kitchen	Main	13`10" x 14`4"
4pc Bathroom	Second	9`3" x 5`10"
Bedroom	Second	9`2" x 13`5"
4pc Bathroom	Basement	4`11" x 10`11"
Game Room	Basement	12`4" x 17`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1P

0226274

Remarks

Pub Rmks:

Welcome to 149 Richardson Lane: Another quality build by local builders Kydan Homes, this beautiful fully developed family home is host to 4 bedrooms, plenty of extra features like crown mouldings and a stone veneer fireplace, upgraded appliances and a warm and inviting space with lots of character and charm that will have you feeling right at home from the moment you step inside. LED Exterior HELI Lights, dark vinyl siding and a covered front porch lend themselves to the homes overall curb appeal, and a large entry then welcomes you inside. Through glass garden doors and into the living room, a cozy and inviting space with engineered hardwood floors, higher than most baseboards, a large window overlooking the front porch and a natural gas fireplace with a beautiful wood mantle. Into the next room is your eat in kitchen with high end cabinetry, white quartz countertops, upgraded black stainless steel appliances including a double oven in the stove and a large light fixture to hang over the dining table. The main floor powder room is accessible from the kitchen as well as the back deck where there is a gas line for your BBQ and a fully landscaped backyard that will lead you to the heated and finished garage/man cave. Next to the garage is extra storage for your toys to park for those of you wanting to take advantage of the easy access to trails and the outdoor lifestyle that comes with living in this beautiful community. The second floor is host to 3 bedrooms and a 4pc bathroom. The primary has a walk in closet, and all bedrooms are a great size. The lower level of the home features a family room, another large 4pc bathroom and the fourth bedroom plus laundry and additional storage. Beautifully designed and ready for new owners to fall in love with it, schedule a tour of this turn key home today!

Inclusions:
Property Listed By:

n/a
The Agency North Central Alberta

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







