



THE
A-TEAM

**RE/MAX
FIRST**

152 WILLISCROFT Place, Fort McMurray T9H4P7

MLS® #: **A2107389**

Area: **Thickwood**

Listing Date: **02/12/24**

List Price: **\$269,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1979**

Lot Information

Lot Sz Ar: **1,910 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,186**
Low Sqft:
Ttl Sqft: **1,186**

DOM

78

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Fire Pit,Lighting**

Construction: **Wood Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`9" x 6`10"	Living Room	Second	17`2" x 12`7"
2pc Bathroom	Third	4`11" x 4`7"	Dining Room	Third	8`4" x 7`8"
Family Room	Third	10`2" x 8`5"	Kitchen	Third	12`0" x 11`0"
4pc Bathroom	Level 5	10`0" x 4`11"	Bedroom - Primary	Level 5	10`11" x 13`10"
Storage	Level 5	5`11" x 2`11"	Bedroom	Level 4	8`10" x 12`5"
Bonus Room	Level 4	7`11" x 15`4"	Furnace/Utility Room	Basement	11`2" x 17`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **8020451**

Zoning:
R1S

Remarks

Pub Rmks: **52 Williscroft Place is a 2 bedroom with bonus room, multi level townhouse located in the Westview Heights neighbourhood and is full of charm and character. Right away you'll notice the re-purposed front entrance closet with cushion bench and coat hooks. Make your way up to the large living room that can be arranged in multiple set ups, patio doors lead to a large deck over looking a back yard with astro turf and a fire pit, no lawn mowing needed. On the next level you will find a cozy family room, a 2 piece washroom, a spacious kitchen with a perfect triangle work space and a separate dining area. You will love the large windows in this area. On the next level you will enter a bonus room/games room with a spacious 2ed bedroom. At the top of this castle you will find a large primary bedroom, a modern 4 piece bath and giant hall closets for storage. The colours and decor pop though out this home. There is also a basement with tons of storage and laundry. The single car garage is perfect to tuck the car in on long winter nights. The shingles were new last summer (2023) as well. While this home is close to schools, gyms, shopping, dining, walking/biking trails and a golf course, one of the best features about this home is there are no condo fees and no strata rules to follow . So stop by, have a look and picture you and your friends enjoying a nice fire on beautiful Fort McMurray summer evening.**

Inclusions:
 Property Listed By: **fridge, stove, washer ,dryer , dishwasher , blinds**
RE/MAX FORT MCMURRAY

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









