



THE
A-TEAM

**RE/MAX
FIRST**

125 RYAN Lane, Fort McMurray T9J1L8

MLS® #: **A2107915**

Area: **Abasand**

Listing Date: **02/15/24**

List Price: **\$325,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2002

Lot Information

Finished Floor Area

Lot Sz Ar:

2,999 sqft

Lot Shape:

Abv Sqft:

1,542

Low Sqft:

Ttl Sqft:

1,542

DOM

93

Layout

Beds:

6 (3 3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped

Alley Access,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl:

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

Int Feat:

See Remarks

Utilities:

Room Information

Room

2pc Bathroom

Kitchen

4pc Bathroom

Bedroom

4pc Bathroom

Level

Main

Main

Second

Second

Basement

Dimensions

6`2" x 4`11"

16`7" x 16`5"

8`4" x 5`0"

12`7" x 9`11"

8`2" x 5`0"

Room

Dining Room

Living Room

Bedroom

Bedroom - Primary

Bedroom

Level

Main

Main

Second

Second

Basement

Dimensions

19`1" x 9`7"

16`7" x 16`2"

12`4" x 8`9"

13`6" x 13`2"

11`4" x 9`9"

Bedroom	Basement	8`9" x 8`3"	Bedroom	Basement	8`9" x 8`3"
Title:			Legal/Tax/Financial		
Fee Simple			Zoning:		
Legal Desc:			R1P		
			0221156		
			Remarks		
Pub Rmks:			<p>This home is more than just a place to live; it's a gateway to a lifestyle filled with adventure, comfort, and convenience. Whether you're savoring the light-filled dining area, exploring the outdoors, or enjoying the community's amenities, 125 Ryan Lane offers something special for everyone. With 6 bedrooms and 3 bathrooms, this home easily accommodates large or growing families. A large kitchen is the home's heart, perfect for cooking and entertaining. Featuring ample counter space and storage. 125 Ryan Lane offers a lifestyle of convenience and adventure. Situated near exceptional fishing spots and recreational trails, it's a haven for outdoor enthusiasts. The family-friendly cul-de-sac location ensures a safe and welcoming environment for children to play and neighbours to connect. The neighbourhood boasts quality schools, making it an ideal choice for families. With the addition of parks and an ice rink, there's always something to do, fostering a strong sense of community and belonging. Don't miss the opportunity to make 125 Ryan Lane your new home. Experience the best of Abasand living, where nature's beauty meets community charm.</p>		
Inclusions:			Fridge, stove, OTR microwave, dishwasher, washer and dryer, A/C		
Property Listed By:			RE/MAX FORT MCMURRAY		

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





