



THE
A-TEAM

**RE/MAX
FIRST**

185 CARD Crescent, Fort McMurray T9K2J1

MLS®#: **A2109152**

Area: **Timberlea**

Listing Date: **02/22/24**

List Price: **\$386,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town: **Fort McMurray**

Year Built:

2009

Lot Information

Lot Sz Ar:

6,512 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,490

Low Sqft:

Ttl Sqft:

1,490

DOM

71

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

5

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Garden,Irregular Lot,Landscaped,Pie Shaped Lot
Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Concrete

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s)**

Int Feat: **Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`3" x 10`3"	Bedroom	Main	9`7" x 13`1"
Dinette	Main	8`9" x 21`11"	Kitchen	Main	9`11" x 17`1"
Living Room	Main	18`7" x 14`9"	Bedroom - Primary	Main	11`5" x 13`1"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$280		Fee Simple		RMH
		Fee Freq:		
		Monthly		
Legal Desc:	9622660			
		Remarks		

Pub Rmks:	<p>NEW PAINT! Welcome to your dream home in the heart of Timberlea, Fort McMurray. This gorgeous, no-carpet, modular bungalow is the perfect match for those seeking a blend of style and convenience. Nestled on a quiet street, friendly neighbours are the community's gem. AND can you say wicked curb appeal, pride of ownership is evident. This is Newfoundland clean. If you know, you know! As you step inside, you're greeted by a spacious living area, graced with gleaming hardwood floors. A bayed window floods the room with natural light, creating a welcoming ambiance. The heart of this space is a wood-burning fireplace, perfect for adding warmth and a cozy charm to those chilly nights. Just a few steps away is a kitchen that will delight your inner chef. With quartz countertops, a pantry, and a wealth of cupboard space, this kitchen is ready for any culinary adventure. An eat-up island provides a perfect casual dining spot, and the room even includes space for your very own coffee bar. The adjoining eat-in area is the heart of family meals, a place where memories are made. Your primary bedroom is a generous space with sleek hardwood floors. This personal haven comes complete with a walk-in closet featuring custom built-in cabinets, ensuring all your storage needs are met. The attached ensuite bath transforms this room into a relaxing private retreat. Venture out back to discover a private oasis: a huge, pie-shaped yard, perfect for summer barbecues, a green thumb's garden, or simply basking in the sun. The yard also boasts two sheds, providing plentiful storage. The front yard complements this attractive home with a long driveway that can accommodate RV parking—how's that for convenience? This beautiful bungalow sits on an impressive over 6500 square foot lot and enjoys a prime location close to schools, parks, shopping, and transportation. It's not just a home; it's a lifestyle. And let's not forget the super single 13 x 26 garage—ideal for parking or a dream workshop for your DIY projects. With nearly 1500 sq ft of living space, RV parking, a massive yard with a wired shed and garage, this property ticks all the boxes, especially if you're after a single-level lifestyle. There is also access to the back yard from the road for further storage in your yard. Eager for a closer look? Check out the detailed floor plans, where you can see every sink and shower in the home. Take a virtual walk through the home with a 360 tour and video. Are you ready to say yes to this address?</p>
Inclusions:	Fridge, stove, dishwasher, washer, dryer, shed x2, microwave, fan hood, 3 bar stools, blinds, window coverings, garage door opener
Property Listed By:	RE/MAX FORT MCMURRAY

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









