



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 STEEVES Bay, Fort McMurray T9K 2N3**

MLS®#: **A2110068**

Area: **Timberlea**

Listing Date: **03/03/24**

List Price: **\$417,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**4,312 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,048**

Low Sqft:

Ttl Sqft:

**1,048**

DOM

**75**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**1**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Landscaped  
Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Concrete,Wood Frame**

Flooring:

**Carpet,Linoleum,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Gas Stove,Refrigerator**

Int Feat:

**High Ceilings,Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 14`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`3" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`8" x 16`10"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`11" x 5`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 8`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 12`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`8" x 13`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`0" x 21`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0221118**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Corner Lot! Meticulously Maintained! Welcome to 101 Steeves Bay. This 1048 sq ft 5 bed, 3 bath bi-level home sits in the beautiful and established neighbourhood of Timberlea. The open concept main level features vaulted ceilings, large windows and new vinyl plank floors! The open & spacious kitchen is complete with centre island, laminate counters, closet pantry, dining area and convenient sliding door access to the backyard. Enjoy an upper level that boasts 3 bedrooms and two full bathrooms. The spacious primary is complete with plush carpet and a 4 piece ensuite bath. Head down to the basement where you will find two additional bedrooms. One bedroom has been converted into a gym space with durable rubber flooring. The cozy and bright rec room has new carpet flooring and features a corner gas fireplace. Other features include a laundry room and a newly renovated 3 piece bathroom. This property has had the shingles replaced in 2023! Enjoy back lane access to a detached 17'4" x 23'2" garage and additional parking stall. Conveniently located, this home is situated within walking distance to several schools and major bus routes. Call now to schedule your private viewing!**

Inclusions:  
Property Listed By:

**Fridge, Stove, Dishwasher, Washer. Dryer, Microwave, A.C.**  
**ROYAL LEPAGE BENCHMARK**

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















