



THE
A-TEAM

**RE/MAX
FIRST**

128 ELDERBERRY Street #128, Fort McMurray T9K 0N8

MLS®#: **A2110714**

Area: **Timberlea**

Listing Date: **03/04/24**

List Price: **\$514,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar: **3,224 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,659**
Low Sqft:
Ttl Sqft: **1,659**

DOM

75
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape,Standard Shaped Lot
Double Garage Detached,Garage Door Opener,Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`8" x 4`5"
Foyer	Main	8`0" x 9`6"
Laundry	Main	6`10" x 5`6"
4pc Bathroom	Second	9`0" x 4`11"
Bedroom	Second	10`2" x 13`7"
Bedroom - Primary	Second	12`7" x 11`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`3" x 11`9"
Kitchen	Main	12`11" x 16`4"
Living Room	Main	12`11" x 16`4"
5pc Ensuite bath	Second	10`11" x 9`5"
Bedroom	Second	10`3" x 13`10"
Walk-In Closet	Second	8`0" x 11`8"

4pc Bathroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

5`10" x 9`3"
11`2" x 12`5"
7`11" x 15`1"

Den
Game Room

Basement
Basement

8`0" x 11`2"
11`9" x 21`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0822802

Remarks

Pub Rmks: **Welcome to 128 Elderberry Street: This exceptional home boasts a unique and desirable floor plan, high-end finishes, an oversized garage, and a spa-like ensuite bathroom with a custom closet to match. The separate entry basement is turnkey, providing you with a fully set-up space to begin utilizing immediately. As you step inside, you'll be greeted by a spacious tiled entryway featuring a wide and deep closet, offering incredible storage space for your convenience. The living room is bathed in natural light streaming through large windows, overlooking the covered front deck. Gleaming hardwood floors and a cozy natural gas fireplace create a warm and inviting ambiance, while built-in speakers enhance your entertainment experience. The chef's kitchen is a standout feature, boasting built-in appliances including a cooktop in the island, built-in oven and microwave, and a pantry with custom storage shelves. The adjacent dining room is complemented by a perfect table included with the sale. Off the kitchen, you'll find a convenient two-piece bathroom and a laundry room with storage above the machines. Upstairs, the second level offers a private sanctuary with three spacious bedrooms, all adorned with hardwood flooring. The primary retreat is a dream come true, featuring a luxurious bathroom complete with a glass shower equipped with a custom sprayer kit and two shower heads. A large high-tech soaker tub awaits your relaxation, alongside a white vanity with dual sinks and ample storage space. Don't miss the one-of-a-kind walk-in closet with custom-built shelves and drawers. The lower level of the home boasts a separate side entry for guests' convenience, along with a pristine white kitchenette featuring butcher block counters and an array of small countertop appliances. The living room and bedroom furniture are also included, and the four-piece bathroom features a tile surround tub with a window for natural light. Outside, the heated and oversized garage offers perfect space for parking, storage, or pursuing hobbies. Immaculately maintained and ready for immediate possession, this home awaits its next fortunate owners. Schedule a private tour today to experience the unparalleled comfort and luxury of 128 Elderberry!**

Inclusions: **Washer Dryer x2, Fridge x2, Microwave x2, BBQ, Dining room table, Basement - Desk, Bed, Night stand, Coffee Table, Tv, Tv Stand, rug, 2 bar stools, cook top, air fryer, book shelf.**

Property Listed By: **The Agency North Central Alberta**

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











