



THE
A-TEAM

**RE/MAX
FIRST**

153 CINNAMON Street, Fort McMurray T9K 2R9

MLS® #: **A2111237**

Area: **Timberlea**

Listing Date: **02/29/24**

List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 13-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Finished Floor Area

Lot Sz Ar:

3,402 sqft

Lot Shape:

Abv Sqft:

1,447

Low Sqft:

Ttl Sqft:

1,447

DOM

69

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Private
Double Garage Attached,Off Street,On Street,Parking Pad,Paved**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

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

Int Feat: **Pantry,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>
2pc Bathroom	Main	5`1" x 5`0"	Dining Room	Main	11`1" x 10`1"
Foyer	Main	7`9" x 8`0"	Kitchen	Main	11`1" x 11`5"
Living Room	Main	11`11" x 12`4"	3pc Ensuite bath	Second	8`9" x 5`0"
4pc Bathroom	Second	8`8" x 5`0"	Bedroom	Second	10`5" x 10`3"
Bedroom	Second	12`2" x 9`8"	Bedroom - Primary	Second	16`1" x 4`0"
4pc Bathroom	Basement	5`1" x 9`1"	Bedroom	Basement	10`7" x 14`1"
Bedroom	Basement	10`11" x 11`11"	Furnace/Utility Room	Basement	10`10" x 7`10"

Condo Fee:
\$159

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0425682**

Remarks

Pub Rmks: **Looking for a detached home in Timberlea? Double car garage? Fully fenced backyard? 5 bedrooms? Welcome to 153 Cinnamon Street — This detached home has everything you need for comfy living in a prime spot near schools, walking trails, Syncrude Athletic Park, grocery stores, bus stops, and more! As you walk in you'll be greeted by a roomy foyer leading to an open living room with a cozy gas fireplace and a bright dining area. Through the dining area, you'll find a patio door that opens to the backyard, offering privacy with no neighbours directly behind. The kitchen is equipped with plenty of upper and lower cabinets, a corner pantry, and there's also a convenient half bathroom and access to the double garage on this floor. Plus there's an eat-up breakfast bar for casual dining or chatting with the chef. Additionally, enjoy the comfort of central air conditioning throughout the house. Upstairs, you'll discover the primary bedroom with a walk-in closet and its own 3-pc ensuite bathroom featuring a walk-in shower. There are 2 more bedrooms and a full bathroom with a tub to be shared. The basement adds even more versatility to this home, with 2 extra rooms that can serve as an office, gym, playroom, or even space for in-laws or friends staying over. There's also another full bathroom with a tub and a laundry area down here. This home has everything you need for comfortable family living. Come see it for yourself today!**

Inclusions: **Stove, fridge, dishwasher, washer, dryer, microwave**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







