



THE
A-TEAM

**RE/MAX
FIRST**

100 ASH Way, Fort McMurray T9K 0E8

MLS®#: **A2111863**

Area: **Timberlea**

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

List Price: **\$294,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Lot Sz Ar:

5,101 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,520

Low Sqft:

Ttl Sqft:

1,520

DOM

62

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Corner Lot

Driveway,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

See Remarks

Int Feat:

Kitchen Island

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Bedroom - Primary

Dining Room

Laundry

Level

Main

Main

Main

Main

Main

Dimensions

18`8" x 12`0"

13`3" x 12`10"

9`0" x 11`8"

8`8" x 8`7"

Room

4pc Ensuite bath

Bedroom

Kitchen

Great Room

Level

Main

Main

Main

Main

Dimensions

14`0" x 9`11"

9`8" x 20`4"

18`8" x 21`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0624558

Zoning:
RMH-1

Remarks

Pub Rmks:

WOW! COME CHECK THIS BABY OUT! Beautiful SPACIOUS manufactured home sits on a big corner fenced lot. Situated in the heart of Timberlea. Nestled near schools, bus route and shopping, parks and all amenities. This home is PRICED TO SELL so bring your cheque book and move right in! This gorgeous floor plan is OPEN Concept with vaulted ceilings, features laminate flooring, a gas fireplace, for the chef in the family you will FALL IN LOVE with this beautiful kitchen, lots of WHITE cabinets, eat up kitchen island, double skylights, built in hutch with more cabinets, and updated Stainless Steel appliances (fridge (about a month old), dishwasher and OTR Microwave are newer and have also been replace). Off the dining you have french garden doors leading to you big deck and fenced yard to watch your kids play. The primary bedroom is so pretty and SPACIOUS with its own ensuite. Here is a cool option that makes the 3rd bedroom located at the front of the home is so versatile, it has a wet bar, in addition to being used as a 3rd bedroom, you could use it as flex room for Movie Night, an office if you work from home or a room to rent out for some extra mortgage help, for your nanny or extended family. Outside is a big deck overlooking your fenced yard. Lots of parking out front and NO CONDO FEES! SO MANY THINGS TO LOVE ABOUT THIS HOME, Call now to view to make this your home today before it's gone!

Inclusions:
Property Listed By:

**fridge, stove, dishwasher, OTR Microwave, front loading washer/dryer, all window blinds,
RE/MAX FORT MCMURRAY**

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







