



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 BLANCHETT Road, Fort McMurray T9K 2H3**

MLS®#: **A2112631**

Area: **Timberlea**

Listing Date: **03/08/24**

List Price: **\$519,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1996**

Lot Information

Finished Floor Area

Abv Sqft:

**1,825**

Low Sqft:

Lot Sz Ar:

**6,813 sqft**

Ttl Sqft:

**1,825**

Lot Shape:

DOM

**55**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

**Corner Lot,Lawn,Landscaped**

Park Feat:

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Outdoor Grill**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**

Int Feat:

**High Ceilings,Kitchen Island,Pantry,See Remarks,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>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 6`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 14`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 14`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`7" x 10`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>13`0" x 14`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 15`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`0" x 15`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 17`0"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>10`0" x 8`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`5" x 14`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`8" x 14`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`6" x 14`5"</b>

Game Room	Basement	25`6" x 44`8"	Storage	Basement	6`4" x 8`0"
Furnace/Utility Room	Basement	10`8" x 11`6"	Legal/Tax/Financial		

Title:		Zoning:	
Fee Simple		R1	
Legal Desc:	8320288		Remarks

Pub Rmks:	<p><b>Welcome to 209 Blanchett Road! Prepare to be amazed by the amount of space this remarkable bilevel has to offer. Boasting an impressive 1800 sqft above grade (with a grand total of over 3600 sqft on both levels), this home is much larger than the average bilevel home. Upon entering, you'll be greeted by a large entry level that can accommodate everything your family needs - backpacks, car seats, groceries, you name it. Conveniently, it provides direct access to the heated attached garage, measuring a generous 22 x 22 with tall ceilings, perfect for additional storage shelving. The main level features gleaming hardwood floors throughout the majority of this level. The front living room invites you into a welcoming atmosphere, with an abundant of natural light, vaulted ceilings, and a seamless connection to a formal dining room. The spacious kitchen is equipped with 2-tone cabinetry complemented by corian countertops, a corner pantry, tile floors, and a practical prep island. Adjacent to the kitchen, a flexible space with a gas fireplace and a custom-built hutch awaits. This area, perfect for a toy room or dining nook. Continuing down the hall, discover a main bathroom and 3 generously sized bedrooms, including the primary suite with its own 4 PC ensuite and a walk-in closet. Descend to the basement, where large, above-ground windows light the space with natural light. Here, two more spacious bedrooms, a 4PC bathroom, and a sprawling family room with a wet bar offer endless possibilities. Both the shingles and HWT are approx 5 years old, this home also comes with central ac and new attic insulation has been added. Situated on a corner lot within walking distance to two elementary schools and various amenities. If you're in search of a home that accommodates a growing family with ample room to spare, congratulations - you've just found it.</b></p>
Inclusions:	<b>Fridge, stove, dishwasher, washer, dryer, central ac, all window coverings, OTR microwave, garage heater, dining hutch, garage door opener</b>
Property Listed By:	<b>RE/MAX FORT MCMURRAY</b>

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













