



THE
A-TEAM

**RE/MAX
FIRST**

177 CHESTNUT Way, Fort McMurray T9K 0M7

MLS®#: **A2114710**

Area: **Timberlea**

Listing Date: **04/02/24**

List Price: **\$639,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2013

Lot Information

Finished Floor Area

Abv Sqft:

2,003

Low Sqft:

Ttl Sqft:

2,003

Lot Sz Ar:

5,589 sqft

Lot Shape:

DOM

29

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,Landscaped

Concrete Driveway,Garage Door Opener,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

None

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Central Vacuum,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
Foyer	Main	6`9" x 8`6"
Laundry	Main	9`3" x 6`9"
5pc Ensuite bath	Second	
Bonus Room	Second	17`0" x 14`8"
Bedroom	Second	9`4" x 10`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`0" x 11`7"
Kitchen	Main	10`2" x 12`0"
Living Room	Main	16`10" x 17`6"
5pc Bathroom	Second	
Bedroom	Second	9`3" x 13`5"
Bedroom - Primary	Second	13`8" x 17`2"

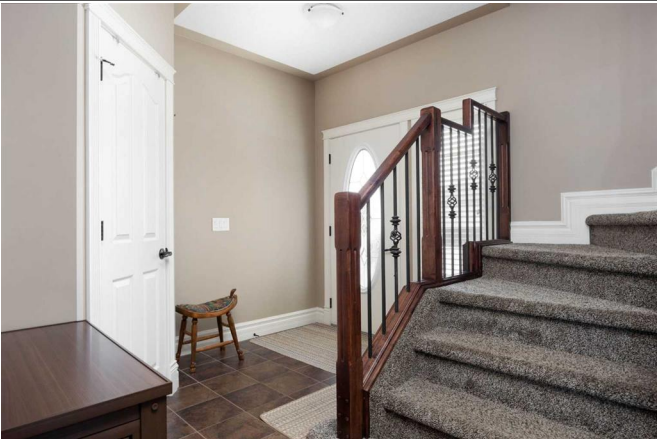
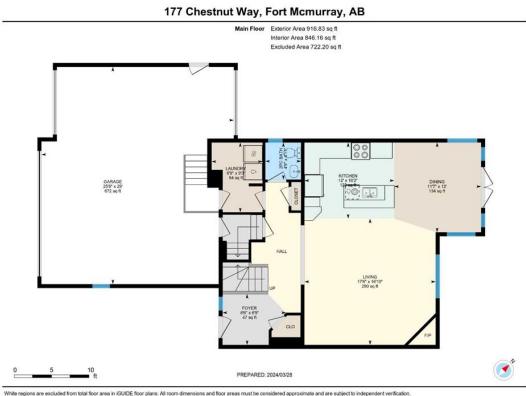
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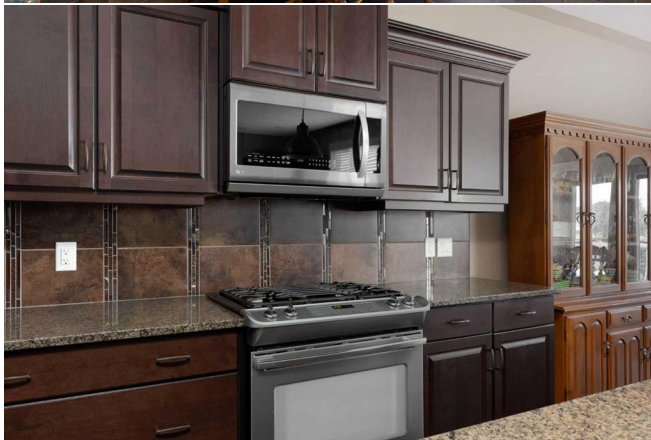
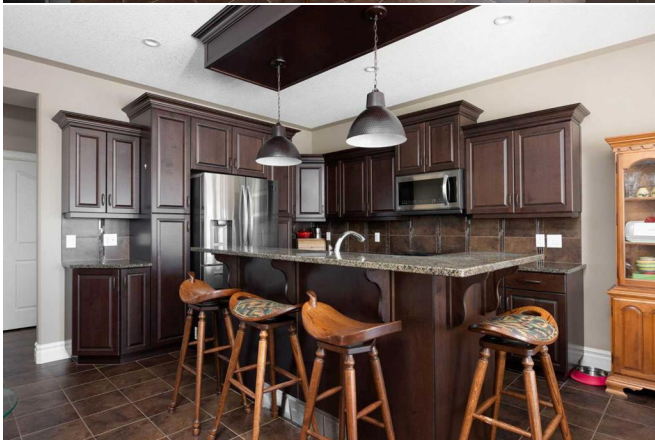
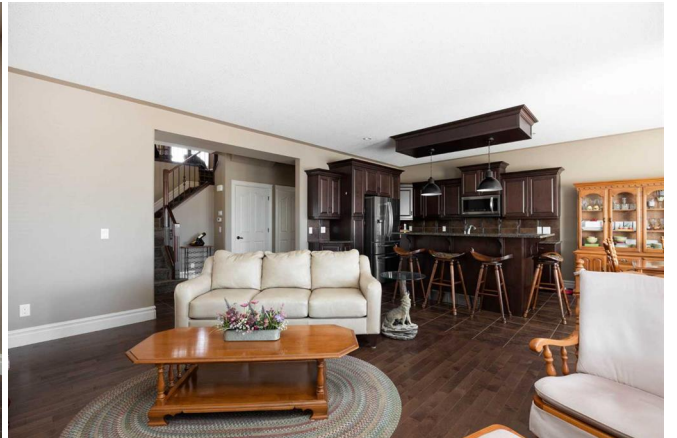
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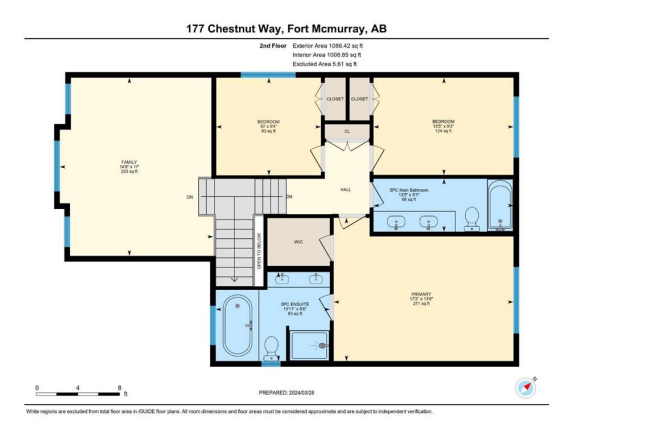
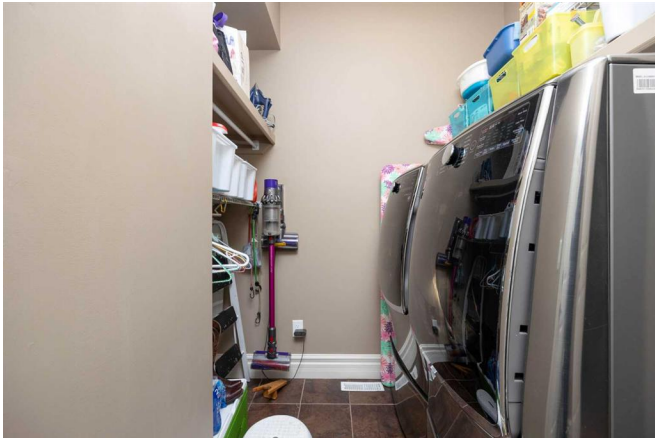
Zoning:
R1

Legal Desc:	1022191	Remarks
Pub Rmks:	<p>Number one rule in real estate is LOCATION! 177 Chestnut has it ALL! It's in the beautiful subdivision of Timberlea backing a fantastic park that the kids will LOVE! There is something for everyone in this home! Who doesn't want a TRIPLE car garage with DRIVE THRU into the yard to store all of your toys! All that parking is perfect for the growing family! Come inside and there is a walk in front hall closet! If you love to entertain, the great room has it all. OPEN CONCEPT kitchen, dining and living room space! With those huge windows over looking the park! For the chef in the house, there is a TON of counter space, couffered ceiling above the island/breakfast bar and a GAS stove! A TON of cabinet space too! Are you looking for a Bonus.... room? WE've got you covered here as well! Two spots to entertain. Continuing on to the sleeping chambers with the second and third bedrooms being a fantastic size. No arguing in the 5 piece main bathroom, 2 sinks! Proof of who is the cleanest! Mom could have a competition on who keeps it the cleanest! The primary bedroom is an oasis with a walk in closet, room for king sized bed an furniture. The ensuite also has 2 sinks, large separate shower and jetted tub! Outside there is a two tiered composite deck with lots of yard space for a trampoline that the kids have been promised. Do you need a dog run? It's here too! Currently the basement awaits your creative ideas for 1 bedroom, large rec room and bathroom. Lots of room for storage too. There is a dog bath for those wanting to utilize the basement space for your dog. There is a SEPARATE entrance for the basement too. SO many ideas for this basement. YET, no rush to finish it as there are two living rooms in the home with the bonus room. This home is price to sell! Be sure to check out the detailed floor plans where you can see where every sink and shower is in the home! The video tour will give you an idea as well as the 360 tour! Are you ready to say yes to this address?! This home has it all! Other perks: stainless appliance, hot water on demand, main floor laundry, second fridge in the basement and tons of storage. Be sure to book your showing today!</p>	
Inclusions:	<p>fridge, stove, dishwasher, microwave, washer, dryer, blinds, curtains, curtain rods, basement fridge, shed, central air conditioning, central vac and attachments as is, door bell camera, 3 garage door openers & 4 remotes</p>	
Property Listed By:	RE/MAX FORT MCMURRAY	

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









177 Chestnut Way, Fort McMurray, AB

Basement (Below Grade) Exterior Area 947.25 sq. ft.
Interior Area 791.64 sq. ft.



PREPARED: 2024/03/28

White regions are excluded from total floor area in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

