



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**141 TUNDRA Drive, Fort McMurray T9H 5A4**

MLS® #: **A2114828**

Area: **Thickwood**

Listing Date: **03/14/24**

List Price: **\$779,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1998**

Lot Information

Lot Sz Ar:

**11,840 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**3,816**

Low Sqft:

Ttl Sqft:

**3,816**

DOM

**43**

Layout

Beds:

**5 (5 )**

Baths:

**3.0 (3 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**9**

Garage Sz:

**3**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Environmental Reserve,Greenbelt,Landscaped,Underground Sprinklers**

Park Feat:

**Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit**

Construction:

**Stone,Vinyl Siding**

Flooring:

**Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat:

**Central Vacuum,Chandelier,Closet Organizers,High Ceilings,Jetted Tub,Vinyl Windows,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`7" x 22`11"</b>	<b>Living Room</b>	<b>Upper</b>	<b>21`10" x 27`11"</b>
<b>Kitchen</b>	<b>Upper</b>	<b>13`11" x 11`11"</b>	<b>Dining Room</b>	<b>Upper</b>	<b>13`0" x 15`7"</b>
<b>Breakfast Nook</b>	<b>Upper</b>	<b>7`1" x 8`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 10`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 19`1"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>10`9" x 17`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`11" x 7`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 10`10"</b>

Bedroom Game Room	Main Main	11`7" x 12`6" 22`10" x 41`11"	Bedroom Laundry Legal/Tax/Financial	Main Main	12`7" x 11`7" 16`4" x 5`6"
<hr/>					
Title: Fee Simple		Zoning: R1			
Legal Desc:		9723087		Remarks	
<hr/>					
Pub Rmks:		Welcome to your dream home come true! Nestled in a prime location on Tundra Drive, this remarkable property greets you with stunning curb appeal. Spanning 11,840 sqft, the fully landscaped yard backs onto Coniker Creek, boasting an underground sprinkler system, fire pit, and storage shed for your outdoor enjoyment. To the right, no neighbours, just a serene walking trail bordered by beautiful Lilac Bushes. Step inside through double doors into the grand entrance ground-level foyer, where soaring vaulted ceilings and floor-to-ceiling windows invite natural light to flood the space. With a generous 3816 sqft of living space, the completely above-ground basement features a large bedroom, an office (or 5th bedroom), a full bathroom, and a Huge TV and games room with a wet bar and pool table (included) - perfect for entertaining, plus a spacious laundry room (BRAND NEW WASHER AND DRYER) Enjoy in-floor heating (serviced annually) and a walkout to the impressive backyard. Ascending to the upper level, discover hardwood flooring, high ceilings, and panoramic views of the surrounding trees in every season. A two-way gas fireplace adds warmth to the family room, leading to a cozy reading room with patio doors opening to the rear balcony. The peninsula kitchen offers function and a prime space for busy school mornings or family gatherings; with granite countertops, a built-in pantry, and ample storage and counter space. Adjacent, find a breakfast nook and a formal dining room space. The primary suite is a sanctuary with its two-way fireplace, custom makeup vanity, walk-in closet, and a spacious full bathroom complete with a jetted tub and separate stand-up shower, all adorned with granite counters. 2 more bedrooms on the main level, one of which offers a unique jack-and-jill door to the main bathroom and a private balcony. With plenty of parking available on the massive exposed aggregate driveway, plus a TRIPLE HEATED GARAGE, this home is truly one-of-a-kind and must be seen in person to be fully appreciated. Schedule your viewing today and make your dream home a reality!			
Inclusions:		existing fridge, stove, dishwasher, otr microwave, dishwasher, (new washer and dryer), all blinds, central air conditioning, central vac (as is), garage heater, garage remotes, firepit, shed, pool table			
Property Listed By:		COLDWELL BANKER UNITED			

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





















