



THE
A-TEAM

**RE/MAX
FIRST**

7415 RAILWAY Avenue, Fort McMurray T9H1C2

MLS®#: **A2115581**

Area: **Waterways**

Listing Date: **03/28/24**

List Price: **\$399,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2016

Lot Information

Lot Sz Ar:

4,500 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,540

Low Sqft:

Ttl Sqft:

1,540

DOM

52

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Mixed,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Slab

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings

Int Feat:

Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	23`1" x 22`2"	Family Room	Main	14`2" x 24`11"
3pc Bathroom	Main		4pc Bathroom	Second	
Bedroom - Primary	Second	10`10" x 13`2"	Bedroom	Second	10`7" x 9`1"
Bedroom	Second	10`8" x 9`3"	Bedroom	Main	8`7" x 12`0"
Legal/Tax/Financial					

Title:		Zoning:		Remarks
Fee Simple		R1M		
Legal Desc:	3969ET			

Pub Rmks:	Sky high ceilings make for a beautiful, bright and spacious feel as you first enter this unique rear a-frame design. The layout on the main floor offers two huge living rooms with modern grey vinyl plank throughout. The kitchen offers lots of storage with a large pantry and is complete with an eat up bar in addition to a sepeate dingin area. On the back side of the home there is a bedrrm adjacent to a full bathroom. Upstairs you will find a 4 piece bathrrm and three great sized bedrooms. This peaceful location is a great location to raise your family with an an outdoor arena just down the street and the popular Howard Pew Spray park and playground less than one block away. Come and experience life in peaceful and quiet Waterways, away from the hustle and bustle of city life.
Inclusions:	N/A
Property Listed By:	3% REALTY FORT MCMURRAY

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





