



THE
A-TEAM

**RE/MAX
FIRST**

121 FULLERTON Drive, Fort McMurray T9K 1N5

MLS®#: **A2115706** Area: **Dickinsfield** Listing **03/21/24** List Price: **\$440,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1981** Abv Sqft: **1,138**
Lot Information Low Sqft:
 Lot Sz Ar: **6,028 sqft** Ttl Sqft: **1,138**
 Lot Shape:

DOM

244
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Detached,Driveway,Garage Door Opener,Oversized,RV Access/Parking,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit**

Construction: **Stucco**
 Flooring: **Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	10`6" x 6`7"	Dining Room	Main	14`6" x 10`11"
Kitchen	Main	10`8" x 14`3"	Living Room	Main	10`6" x 7`11"
2pc Ensuite bath	Second	4`6" x 7`11"	4pc Bathroom	Second	7`10" x 4`11"
Bedroom	Second	14`0" x 9`3"	Bedroom	Second	10`6" x 10`7"
Bedroom - Primary	Second	11`0" x 12`7"	4pc Bathroom	Lower	10`4" x 5`0"
Other	Lower	6`9" x 5`1"	Family Room	Lower	24`2" x 15`8"
Kitchen	Basement	24`2" x 15`8"	Game Room	Basement	14`8" x 8`4"

Storage	Basement	13`11" x 9`3"	Furnace/Utility Room	Basement	9`9" x 9`3"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R1
Legal Desc:	8022551

Remarks

Pub Rmks: **Welcome to 121 Fullerton Drive: This home has Beautiful Updates, Character and a MASSIVE 28X24 DETACHED GARAGE along with RV Parking and storage for many vehicles or toys! With 4 levels to stretch out in, this home has no shortage of living space and has been meticulously maintained and loved by its current owners for over 14 years! A long driveway with parking for many vehicles leads to the back of the home where the oversized heated detached garage is located. Along the side of the garage is the backyard complete with a fire pit ready for you to enjoy all summer long! The front of the home has a front porch which makes for a relaxing setting to read or enjoy your morning coffee on, and Updated Sliding Doors (2015) will lead you into the main floor living room where we begin our inside tour. The living room is bright with light colours hardwood floors that run from through the living room and into the formal dining area, a space perfect for family gatherings or entertaining in. Alternatively, you could utilize the dining space as an office area or extra seating for a reading nook. A farmhouse feature wall surrounds the updated sliding doors, and modern dark grey paint contrasts the light coloured floors perfectly. The farmhouse styling continues in the eat in kitchen where you'll find updated grey cabinets (2016), white appliances, new floors, new baseboards, and white subway tile backsplash. Wainscotting surrounds the dining room table lending itself to the overall inviting farmhouse feel of the home. The upstairs level provides a private setting for 3 bedrooms, including a primary with a 2pc ensuite bathroom as well as the upstairs 4pc bathroom complete with an updated vanity. All bedrooms have updated floors, grey paint and new baseboards! The lower level of the home is where you'll want to cozy up in front of the gas fireplace and the spacious family room is host to a fully functional wet bar with added storage space and a 4pc bathroom. Then the bottom level of the home is where you'll find a separate living space complete with a kitchenette and currently set up as a bachelor which could be great for guests to use. The laundry is also found down here along with a den that could be used for storage, a play area or to store your workout equipment!The Hot Water Tank was replaced in 2019 and the furnace has recently had parts replaced and runs like new. Turn key and ready for new owners, schedule your tour today!**

Inclusions: n/a
 Property Listed By: **The Agency North Central Alberta**

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











