



THE
A-TEAM

**RE/MAX
FIRST**

241 FOX Crescent, Fort McMurray T9K 0C2

MLS® #: **A2117266**

Area: **Timberlea**

Listing Date: **03/22/24**

List Price: **\$619,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Lot Sz Ar:

4,793 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,911

Low Sqft:

Ttl Sqft:

1,911

DOM

45

Layout

Beds:

4 (2 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Few Trees,Landscaped,Rectangular Lot

Additional Parking,Double Garage Attached,Driveway,Heated Garage,Interlocking Driveway,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Freezer,Gas Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room

Foyer

Bedroom

Kitchen

Office

Bedroom - Primary

4pc Bathroom

Level

Main

Main

Main

Main

Upper

Basement

Dimensions

14`11" x 6`6"

14`9" x 11`0"

18`1" x 13`1"

14`9" x 8`6"

12`4" x 18`7"

14`2" x 4`11"

Room

4pc Bathroom

Dining Room

Living Room

6pc Ensuite bath

Walk-In Closet

Bedroom

Level

Main

Main

Main

Upper

Upper

Basement

Dimensions

9`11" x 4`11"

18`1" x 12`8"

19`1" x 17`4"

13`0" x 22`10"

9`3" x 6`5"

14`2" x 10`9"

Bedroom	Basement	14`2" x 10`3"	Game Room	Basement	17`6" x 25`1"
Storage	Basement	3`4" x 7`1"	Laundry	Basement	21`0" x 10`11"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R1S	
Legal Desc:	0525986	Remarks

Pub Rmks:	YOUR new custom built Executive Modified Bi-Level is located in a sought out area in Timberlea. This home will impress you from the moment you walk through the door. The open concept main floor is perfect for entertaining, has an amazing kitchen with quartz countertops, pantry, dining room, and tons of cupboard space. In addition has a large living room with fire place, and den with french doors that can be used as a computer room or 5th bedroom. YOUR large primary bedroom is spacious, has a double sided fireplace that separates the bedroom from the ensuite. Ensuite features include a large walk in shower, walk in closet, his and her sinks, and jetted tub. The basement has a large rec room, two bedrooms, a four piece bathroom and a large laundry room with custom cabinets. Additional features in this home are the gas and wood burning furnace which provides excellent heating and reduced utility cost, and commercial hot water on demand. YOUR Double Attached Heated Garage has radiant heat. The back yard is private, fenced, landscaped and awaits YOUR beautification ideas! This gorgeous executive home won't be on the market long. Get in before it's GONE.
Inclusions:	BLINDS AND WINDOW COVERINGS
Property Listed By:	SELLER DIRECT NORTHERN HOMES REALTY

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











