



THE
A-TEAM

**RE/MAX
FIRST**

272 PALOMINO Close, Fort McMurray T9H 5K5

MLS®#: **A2117286** Area: **Prairie Creek** Listing Date: **03/27/24** List Price: **\$249,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2001** Abv Sqft: **1,202**
Lot Information Low Sqft:
 Lot Sz Ar: **4,444 sqft** Ttl Sqft: **1,202**
 Lot Shape:

DOM

299
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Mobile**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Landscaped,Street Lighting**
 Park Feat: **Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Storage** Fnd/Bsmt: **Block**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Built-in Features,Kitchen Island,Laminate Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`9" x 9`9"	Dining Room	Main	14`9" x 6`11"
Foyer	Main	11`7" x 5`3"	Living Room	Main	14`9" x 14`8"
Laundry	Main	11`4" x 5`5"	Bedroom - Primary	Main	14`9" x 12`0"
Bedroom	Main	9`3" x 11`4"	Bedroom	Main	9`3" x 7`9"
3pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0123790

Zoning:
RMH

Remarks

Pub Rmks: **Welcome home to Pristine Prairie Creek! If you are looking for a quieter neighborhood centered around nature and a lifestyle that is second to none, then this is the home for you! 272 Palomino Close boasts Central Air, 3 Bedrooms, 2 Full Bathrooms, Large and Bright Eat In Kitchen with a beautiful built in China Cabinet, Newer Laminate Flooring, Large Shed and Loads of Parking. The Spacious Primary Bedroom features a Walk in Closet and 3pce Ensuite. This property is well maintained. New Insulated Skirting 2023, Furnace is 2014, Hot Water Tank is 2013, Fridge and Stove were replaced in 2013 and New Heat Trace 2022. The location of Prairie Creek offers quick access to the airport, and The Rotary Links Golf Course. Are you a nature lover? This location also allows for easy access to ATV trails, and beautiful walking trails. Being located on the southside of Fort McMurray gives the opportunity for a slower more relaxed lifestyle. There is also quick and easy access to Highway 63, Amenities on Quarry Ridge Drive such as the 7-Eleven Convenience Store and Fuel Station, Tim Hortons, and Gregoire Industrial Park. Don't miss out on this wonderful, well kept home! Available for an immediate possession, call for your own personal showing today!**

Inclusions:
Property Listed By: **N/A
RE/MAX FORT MCMURRAY**

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





