



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 J.W. MANN Drive #13, Fort McMurray T9H5J5**

MLS® #: **A2117338**

Area: **Wood Buffalo**

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

List Price: **\$349,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,398**

Low Sqft:

Ttl Sqft:

**1,398**

DOM

**48**

Layout

Beds:

**3 (2 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow, Side by Side**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Other**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Concrete, Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Hardwood, Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**None**

Int Feat:

**Open Floorplan, Pantry**

Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>11`2" x 9`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 14`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>24`1" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 11`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`9" x 6`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`4" x 5`6"</b>

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>10`1" x 8`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`2" x 7`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 15`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 16`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 14`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`6" x 37`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$481**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **0123095**

Remarks

Pub Rmks: **Spacious bungalow! Corner Lot. Unique opportunity to live in Fort McMurray's ONLY gated community. This 1398 sq ft, 3 bed, 3 bath bungalow sits in the quiet and established neighbourhood of Wood Buffalo. The main level offers a bright on open concept living space that is complete with large windows, hardwood floors, laundry/three piece bathroom. The functional kitchen boast granite counters, white cabinetry and plenty of cupboard & counter space. Cozy up by the gas fireplace in the spacious living room that sits off the kitchen and has convenient back door access to the deck! The primary bedroom features a walk in closet, 4 piece ensuite bath with stand up shower and corner jetted tub. The spacious basement has a large bedroom, storage room, 3 piece bathroom, custom built wet bar and a large rec space with carpet flooring. Outside you'll enjoy your large driveway and double attached garage! Call today for your personal viewing.**

Inclusions:  
Property Listed By: **As is where is at the time of possession  
ROYAL LEPAGE BENCHMARK**

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















