



THE
A-TEAM

**RE/MAX
FIRST**

101 FIR Street, Fort McMurray T9K 0K2

MLS®#: **A2117365**

Area: **Timberlea**

Listing Date: **03/23/24**

List Price: **\$385,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Lot Sz Ar:

5,446 sqft

Lot Shape:

Abv Sqft:

1,483

Low Sqft:

Ttl Sqft:

1,483

DOM

34

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,City Lot,Corner Lot,Irregular Lot,Landscaped
Front Drive,Off Street,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Rain Gutters,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

See Remarks

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Jetted Tub,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Skylight(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main		Bedroom - Primary	Main	12`8" x 16`1"
Eat in Kitchen	Main	20`7" x 18`8"	Laundry	Main	8`10" x 9`9"
Living Room	Main	14`6" x 18`8"	Bedroom	Main	8`11" x 13`1"
Bedroom	Main	11`0" x 13`1"	4pc Bathroom	Main	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

RMH-1

0728309

Remarks

Pub Rmks:

NO CONDO FEES! Charming 3 Bedroom, 2 Bathroom Home on Corner Lot backing on to a walking trail. Welcome to your new oasis! This delightful home, nestled on a spacious corner lot, offers the perfect blend of comfort and convenience. Boasting 3 bedrooms and 2 full bathrooms, including an en-suite with a luxurious jetted tub and separate shower, this property is sure to capture your heart. Step inside to discover the fresh allure of brand new flooring and paint throughout, creating an inviting ambiance in every corner. The vaulted ceilings add a sense of openness and elegance to the living space, enhancing the overall charm of the home. The kitchen is a true delight for any chef, featuring ample cabinet space, an island for additional workspace, stainless steel appliances (including a brand new dishwasher), and a convenient walk-in pantry. Adjacent to the kitchen, the bright living room invites relaxation and gatherings, complete with a cozy gas fireplace. Additional bonuses abound, including central air conditioning for year-round comfort, a shed for extra storage, crushed rock RV parking for your adventurous spirit, and space for 3 vehicles. Outside, the fully fenced and landscaped yard offers privacy and tranquility, creating an outdoor paradise for your enjoyment. Completing the package is an detached garage wired for 240 amp, insulated wall and ceiling, 6x6 foundation with 2x6 floor below the wood floor and comes with a heater! Conveniently situated in a desirable neighbourhood, this home offers easy access to amenities, schools, parks, playgrounds, trail systems and more. Enjoy the best of both worlds with a peaceful residential setting and quick access to urban conveniences. Opportunities like this don't come around often. Whether you're searching for your dream home or a savvy investment, this property checks all the boxes. Schedule a viewing today and make this house your new home sweet home!

Inclusions:

Central Air, Shed

Property Listed By:

SELLER DIRECT NORTHERN HOMES REALTY

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







