



THE
A-TEAM

**RE/MAX
FIRST**

274 BARBER Drive, Fort McMurray T9K 2J4

MLS®#: **A2117715**

Area: **Timberlea**

Listing Date: **03/27/24**

List Price: **\$459,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1996

Lot Information

Finished Floor Area

Abv Sqft:

1,514

Low Sqft:

Ttl Sqft:

1,514

Lot Sz Ar:

6,498 sqft

Lot Shape:

DOM

42

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Fruit Trees/Shrub(s),Front Yard

Park Feat:

Double Garage Attached,Heated Garage,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl:

Dishwasher,Microwave,Oven,Refrigerator,See Remarks,Stove(s)

Int Feat:

Built-in Features,High Ceilings,No Animal Home,No Smoking Home,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	5`11" x 9`8"
Bedroom	Main	11`4" x 11`4"
Bedroom - Primary	Main	13`7" x 12`0"
Bedroom	Basement	13`11" x 12`2"

Room	Level	Dimensions
4pc Bathroom	Main	7`2" x 7`8"
Bedroom	Main	13`2" x 10`8"
4pc Bathroom	Basement	7`9" x 4`10"
Bedroom	Basement	13`3" x 14`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R1

8521147

Remarks

Pub Rmks:

MOVE-IN READY FULLY DEVELOPED BILEVEL WITH SEPARATE ENTRANCE AND IN MINT CONDITION ON A LARGE FULLY FENCED LOT NEXT TO 2 ELEMENTARY SCHOOLS, AND BIRCHWOOD TRAILS. This home may be in its original condition with no cosmetic upgrades but it just isn't needed as this home has been extremely well maintained from top to bottom and is in pristine condition. You may want to do some cosmetic upgrades to make this home your own and can afford to with this amazing price on this fully finished home with 3000 sq ft of living space for only \$459,900. Located in the fantastic neighbourhood of Timberlea where you can walk your children to school, and have quick access to transit and site bus stops. The exterior of the home offers a large yard that is fully fenced and landscaped with a MASSIVE DECK that runs the full length of the back of the home. The yard is PRIVATE AND TREED and includes a LARGE SHED WITH CONCRETE FLOOR. The large front driveway offers loads of parking and room for RV and BOAT PARKING. The OVERSIZED DOUBLE HEATED GARAGE FEATURES RADIANT HEATER AND LOADS OF ROOM FOR 2 CARS AND EXTRA STORAGE. Enter into this spacious modified bilevel to a bright home with a large front great room featuring VAULTED CEILINGS & MASSIVE WINDOWS. The spacious kitchen continues with vaulted ceilings, corner pantry, large window over the sink to watch your kids play in the yard. The dining area features built buffet cabinets and a desk area, plus double garden doors leading to your deck. The main level continues with 3 generous size bedrooms. The primary bedroom features a WALK IN CLOSET AND FULL ENSUITE WITH an OVERSIZED JETTED TUB. The Lower level of this home is a RARE FIND with 10 FT CEILINGS, Large family room with corner GAS FIREPLACE, 2 oversized bedrooms, and full bathroom. This 5 bedroom 3 full bathroom home has additional features of CENTRAL A/C, SIDE GATED ACCESS TO YOUR YARD, AND IS METICULOUSLY CLEAN. Call today for your personal tour!

Inclusions:

Fridge, stove, dishwasher, washer, dryer, window coverings, radio in kitchen, 2 sheds, garage heater, central vacuum and attachments, dining room table with 4 chairs, bedroom bedframe

Property Listed By:

COLDWELL BANKER UNITED

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













