



THE
A-TEAM

**RE/MAX
FIRST**

104 GARDEN Lane, Fort McMurray T9H0K8

MLS® #: **A2117946**

Area: **Waterways**

Listing Date: **03/25/24**

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Lot Sz Ar:

229,125 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,851

Low Sqft:

Ttl Sqft:

1,851

DOM

47

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

**Acreage with
Residence, Modular
Home**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Open Lot

None

Utilities and Features

Roof:

Other

Heating:

See Remarks

Sewer:

Ext Feat:

Other

Construction:

Other

Flooring:

See Remarks

Water Source:

Fnd/Bsmt:

See Remarks

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room

Bedroom

Level

Main

Dimensions

9` 10" x 10` 2"

Room

3pc Bathroom

Level

Main

Dimensions

5` 3" x 7` 9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0423847

Zoning:

SH

Remarks

Pub Rmks:

5.26 ACRES OFF DRAPER ROAD! Looking to build? Now is your opportunity. This property comes with a mobile home that needs to be complete. Or this structure

Inclusions:
Property Listed By:

could be removed if needed. This property is being sold As is where is.
N/A
ROYAL LEPAGE BENCHMARK

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







