



THE
A-TEAM

**RE/MAX
FIRST**

201 CHESTNUT Way, Fort McMurray T9K 0W2

MLS®#: **A2118309**

Area: **Timberlea**

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

List Price: **\$724,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2012**
Lot Information
Lot Sz Ar: **4,714 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,496**
Low Sqft:
Ttl Sqft: **2,496**

DOM

37
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Greenbelt,Landscaped,Street Lighting,Private,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	13`2" x 11`4"	Dining Room	Main	13`8" x 9`6"
Kitchen	Main	13`8" x 15`3"	Living Room	Main	15`5" x 14`10"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	12`2" x 11`1"

Bedroom - Primary
Bedroom
4pc Bathroom
Dining Room
Living Room

Upper
Upper
Basement
Basement
Basement

16`2" x 15`1"
10`2" x 14`11"
0`0" x 0`0"
10`9" x 8`6"
18`8" x 9`7"

Bonus Room
Bedroom
Bedroom
Kitchen
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

16`0" x 12`10"
8`9" x 10`10"
9`1" x 11`11"
9`2" x 11`6"
7`4" x 16`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1022191

Zoning:
R1

Remarks

Pub Rmks:

201 Chestnut Way! LUXURY !! 2 STOREY HOME WITH 2 BEDROOM LEGAL SUITE BACKING ONTO GREENSPACE! This gorgeous home was custom built and has over 3500 sq ft of total living space. Built with elegance and luxury in mind walking in you are greeted by a large foyer with a beautiful custom designed staircase. This open concept main floor is perfect for entertaining with a large kitchen, living and dining room. The kitchen offers s/s appliances, large pantry & HUGE granite island. Another great feature of the main floor is the den. Upstairs offers 3 bedrooms and BONUS ROOM that can also be used as a 4th bedroom. The primary bedroom has beautiful views of the green space, a DREAM CLOSET & 5 pc ensuite with double vanity + jetted tub and separate stand-up shower. In the basement you will find a 2-bedroom legal suite with separate laundry and entrance. Call today to view!

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, OTR Microwave, Blinds, Washer x2 Dryer x2 Garage Opener + remote, Suite: Fridge, Stove, Fridge, Furniture in Suite
COLDWELL BANKER UNITED**

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







