



THE
A-TEAM

**RE/MAX
FIRST**

208 ELM Street, Fort McMurray T9K 0K1

MLS®#: **A2118491**

Area: **Timberlea**

Listing Date: **03/28/24**

List Price: **\$359,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

5,249 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,552

Low Sqft:

Ttl Sqft:

1,552

DOM

39

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot

Driveway,Off Street

Utilities and Features

Roof: **Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

See Remarks

Flooring:

Carpet,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

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

Int Feat:

Jetted Tub,Pantry

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`11" x 14`2"
Kitchen	Main	9`11" x 20`7"
Bedroom - Primary	Main	13`4" x 13`1"
Bedroom	Main	10`1" x 8`7"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	9`1" x 11`8"
Laundry	Main	8`6" x 8`6"
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`1" x 8`9"
Family Room	Main	18`11" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0728309

Zoning:
RMH-1

Remarks

Pub Rmks: **Located on a large CORNER LOT, 208 Elm Street offers 3 bedrooms plus family room (or 4th bedroom), 2 full bathrooms, open concept living room, kitchen and dining area, and laundry room/back entrance. Features of this well maintained home include laminate flooring, vaulted ceilings, lots of cabinet space, walk-in pantry, gas fire place, central air walk-in closet, en-suite with jetted tub, large paved drive way, fenced and landscaped yard with deck. A must see! Title insurance in lieu of a real property report.**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings**
Property Listed By: **SELLER DIRECT NORTHERN HOMES REALTY**

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







