



THE
A-TEAM

**RE/MAX
FIRST**

137 FOX Crescent, Fort McMurray T9K 0C2

MLS®#: **A2118578**

Area: **Timberlea**

Listing Date: **03/26/24**

List Price: **\$537,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Abv Sqft:

1,120

Low Sqft:

Ttl Sqft:

1,120

Lot Sz Ar:

4,982 sqft

Lot Shape:

DOM

53

Layout

Beds:

5 (3 2)

Baths:

4.0 (4 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Front Yard,Landscaped,Level,Rectangular Lot

Park Feat:

Double Garage Attached,Heated Garage,Insulated,Paved

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner

Int Feat:

Closet Organizers,Separate Entrance

Utilities:

Room Information

Room

3pc Ensuite bath

Bedroom

Dining Room

Living Room

4pc Bathroom

Level

Main

Main

Main

Main

Basement

Dimensions

4`11" x 7`9"

9`1" x 9`10"

12`8" x 8`8"

13`5" x 14`9"

5`0" x 8`10"

Room

4pc Bathroom

Bedroom

Kitchen

Bedroom - Primary

4pc Ensuite bath

Level

Main

Main

Main

Main

Basement

Dimensions

4`11" x 7`11"

10`3" x 10`11"

12`8" x 10`5"

12`6" x 15`5"

5`1" x 8`5"

Bedroom	Basement	9`9" x 10`9"	Bedroom	Basement	10`11" x 10`9"
Kitchen	Basement	14`2" x 13`7"	Game Room	Basement	16`9" x 11`7"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R1S	
Legal Desc:	0525986	Remarks

Pub Rmks:	<p>Welcome to this exceptional 5-bedroom residence nestled in the heart of Timberlea. This home offers a blend of comfort, convenience, and income potential, making it the perfect choice for families and investors alike. Nestled amidst walking trails and conveniently close to schools, parks, and shopping, this bilevel is an ideal choice for families and savvy investors alike. A front attached double heated garage and ample driveway space means parking will never be a concern. The main floor welcomes you with an abundance of natural light, featuring a front family room with a cozy fireplace and views of the front yard to watch the kids play. The kitchen, upgraded with granite countertops and stainless steel appliances, offers functionality and plenty of cupboard space. Adjacent, the dining area leads to a private fenced backyard and deck, perfect for entertaining with no backing neighbours. The main floor is complete with a primary bedroom featuring a walk-in closet and full ensuite, along with two additional bedrooms and a full bathroom for a growing family's needs. With its own laundry and garage access, convenience is paramount. The basement has a separate entrance and additional living space, including two spacious bedrooms, two full bathrooms, a full kitchen, and a generous rec room, all bathed by ample natural light through large above-ground windows. This space also has a gas fireplace to enjoy during cold winter months. The basement also features its own separate laundry facilities. The home is equipped with two furnaces enabling each floor to control their own heat. Whether you seek a rental property or a family home with a mortgage helper, this residence has it all. Renovations include fresh paint, air conditioning, renovated bathrooms and newer shingles. Don't miss your chance to make it your own.</p>				
Inclusions:	furniture is negotiable				
Property Listed By:	COLDWELL BANKER UNITED				

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







