



THE
A-TEAM

**RE/MAX
FIRST**

240 PALOMINO Close, Fort McMurray T9H 5M2

MLS®#: **A2118585**

Area: **Prairie Creek**

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

List Price: **\$255,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Lot Sz Ar:

4,355 sqft

Lot Shape:

Abv Sqft:

1,260

Low Sqft:

Ttl Sqft:

1,260

DOM

36

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped

Asphalt,Interlocking Driveway,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Storage**

Construction:

Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

See Remarks

Int Feat:

Breakfast Bar,Closet Organizers,Laminate Counters,Pantry,Storage,Vaulted Ceiling(s)

Utilities:

Room Information

Room

Living Room

Bedroom

4pc Bathroom

Bedroom - Primary

Level

Main

Main

Main

Main

Dimensions

14`0" x 15`0"

8`3" x 9`0"

0`0" x 0`0"

14`9" x 11`5"

Room

Kitchen

Bedroom

4pc Ensuite bath

Laundry

Level

Main

Main

Main

Main

Dimensions

7`0" x 12`0"

12`0" x 8`5"

0`0" x 0`0"

8`0" x 6`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

RMH

0123790

Remarks

Pub Rmks: **240 Palomino Close- Your home features 3 bedrooms, 2 baths; located in a quiet area!!! Outside you have double parked driveway, with a fenced yard, and shed for extra storage. Let's go inside where you will find an open concept floor plan. The large living room features lot's of natural lighting with vaulted ceilings and laminate flooring. The kitchen has lot's of countertop and cupboard space, a pantry and a large dinette area with built in cupboards giving extra storage. The oversized Master Bedroom features walk-in closet + full 4 piece ensuite! Your home also features two other bedrooms with a main 4 piece bathroom and a laundry room giving access to the yard and deck area. Your home also has extra insulation and plywood behind the skirting to provide extra protection for your pipes. This home is a must see close to the horse stable, a block from the park and many other amenities. Call today for your private viewing !!!**

Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer, 2 ceiling fans, window coverings, 2 portable A/C units**

Property Listed By: **COLDWELL BANKER UNITED**

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



