



THE
A-TEAM

**RE/MAX
FIRST**

164 BACON Place, Fort McMurray T9K 1Z4

MLS® #: **A2119103**

Area: **Timberlea**

Listing Date: **04/01/24**

List Price: **\$535,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1996

Lot Information

Lot Sz Ar:

5,557 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,375

Low Sqft:

Ttl Sqft:

1,375

DOM

50

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

4

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped

Double Garage Attached,Driveway,Paved

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Other

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer

Int Feat:

Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Storage

Utilities:

Room Information

Room

Foyer

4pc Bathroom

Dining Room

Bedroom

Game Room

Bedroom

3pc Bathroom

Level

Main

Main

Main

Main

Basement

Basement

Basement

Dimensions

11`3" x 5`10"

0`0" x 0`0"

10`4" x 16`11"

11`10" x 10`1"

28`10" x 16`1"

15`1" x 17`10"

Room

Living Room

Kitchen

Bedroom

Bedroom - Primary

Office

4pc Ensuite bath

Level

Main

Main

Main

Main

Basement

Main

Dimensions

16`3" x 12`9"

10`0" x 14`6"

11`6" x 9`0"

18`10" x 12`5"

9`1" x 14`8"

Title:
Fee Simple
Legal Desc:

Zoning:
RS1

8521147

Remarks

Pub Rmks:

Welcome to 164 Bacon Place, your new home in the desirable neighbourhood of Timberlea! This gorgeous bi-level home features four spacious bedrooms, vaulted ceilings, and beautiful hardwood floors that create a warm and inviting atmosphere. The main level of the house is designed to make moving around easy, with minimal stairs. There are three bedrooms, two full bathrooms, a kitchen, a dining room, and a living room. The main level has plenty of natural light, making it a bright and airy space to relax in. The kitchen is open to the dining room and has a lovely view of the backyard, with access to the deck. The kitchen also comes equipped with a full stainless-steel appliance package and a Culligan water softener. The mature trees in the backyard provide shade and add to the home's curb appeal. The freshly painted deck is perfect for outdoor entertaining, and the gas BBQ hookup and built-in 8-person hot tub will help you unwind after a long day. The spacious recreation room downstairs is perfect for family game nights or movie marathons, with a cozy gas fireplace. There is also a dedicated office space, perfect for those who work from home. The basement has plenty of room for all your gym equipment. Large above-ground windows downstairs provide plenty of natural light, and the bonus fourth bedroom is enormous and perfect for guests or a teen looking for space! The double-car garage measures 23'8" x 22'1 and has ample space for vehicles and storage. The paved four-car driveway can accommodate a 38' 5th wheel, so you don't have to worry about parking. The new roof and fence in 2020 are just a few of the many updates this home has to offer. Yes, there is central air conditioning too! This immaculately maintained home is move-in ready. It's the perfect place for families, professionals, or retirees looking for a comfortable, clean and stylish home. Come and see why this home is the perfect place for you!

Inclusions:
Property Listed By:

**2 SHEDS
EXP REALTY**

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













