



THE
A-TEAM

**RE/MAX
FIRST**

116 CHESTNUT Way, Fort McMurray T9K 0M6

MLS®#: **A2119630**

Area: **Timberlea**

Listing Date: **04/03/24**

List Price: **\$444,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 20-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **2009**
Year Built: **2009**
Lot Information
Lot Sz Ar: **3,488 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,427**
Low Sqft:
Ttl Sqft: **1,427**

DOM

244
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Landscaped,Standard Shaped Lot,Street Lighting**
Park Feat: **Double Garage Detached,Driveway,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 17`10"
2pc Bathroom	Main	5`11" x 7`7"
4pc Ensuite bath	Second	6`0" x 10`1"
Bedroom	Second	9`6" x 12`3"
Game Room	Suite	11`10" x 13`10"
Bedroom	Suite	11`9" x 9`1"
Furnace/Utility Room	Suite	5`11" x 11`9"

Room	Level	Dimensions
Kitchen	Main	5`11" x 7`7"
Bedroom - Primary	Second	12`9" x 12`2"
4pc Bathroom	Second	7`4" x 7`11"
Bedroom	Second	9`3" x 10`7"
Kitchen	Suite	9`8" x 7`1"
4pc Bathroom	Suite	7`11" x 5`1"
Laundry	Suite	5`8" x 7`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0821414

Remarks

Pub Rmks: **Welcome to 116 Chestnut Way, where luxury and functionality blend seamlessly in this stunning Capella Homes masterpiece. Boasting a total of 4 bedrooms and 3.5 baths, including a 1-bedroom LEGAL SUITE, this home offers exceptional living space. As you step inside, you're greeted by a spacious entryway, complete with a well-appointed closet to keep you organized. The bright living room beckons with its cozy corner gas fireplace, providing the perfect ambiance for relaxation. The kitchen is a chef's delight, featuring rich cabinetry, a large island, a corner pantry, and more, making meal preparation a joyous affair. A convenient 2-piece bathroom and mudroom, with a separate entrance, round out the main floor. Upstairs, discover 3 generous-sized bedrooms, including the primary bedroom with its own 4-piece ensuite, complete with a bath tub and stand-up shower. A large walk-in closet adds to its appeal. An additional 4-piece bathroom and extra closet space ensure comfort and convenience for the entire family. The basement offers rental potential with its 1-bedroom legal suite, boasting a separate entrance, laundry facilities, and an open concept kitchen and living room. Outside, a massive 2-tier deck awaits, perfect for outdoor entertaining or enjoying peaceful moments outdoors. A double detached heated garage, coupled with RV parking on the paved driveway, provides lots of space for vehicles and storage needs. Nestled in an ideal Timberlea neighbourhood, you're just steps away from schools, parks, greenbelt areas, grocery stores, restaurants, and all other amenities. Don't miss the opportunity to make this exceptional property your new home. Check out the photos and floor plans, and call today to schedule your personal viewing before it's gone!**

Inclusions: **Refrigerator X2, Stove X2, OTR Microwave, Hood Range, Dishwasher, Washer X2, Dryer X2, Garage Heater, All Existing Window Coverings, and Garage Door Opener.**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





Main Floor Exterior Area 716.16 sq ft
Interior Area 654.42 sq ft







