



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**197 CROWN CREEK , Fort McMurray T9K 2T9**

MLS®#: **A2119980**

Area: **Timberlea**

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

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2005**

Lot Information

Finished Floor Area

Lot Sz Ar:

**4,794 sqft**

Lot Shape:

**4794.833**

Abv Sqft:

**1,228**

Low Sqft:

Ttl Sqft:

**1,228**

DOM

**46**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Floor Furnace, Natural Gas**  
Sewer: **Sewer**  
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Laminate**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Jetted Tub**  
Utilities: **Cable Available, Electricity Available, Natural Gas Available, Phone Available**

Room Information

| <u>Room</u>              | <u>Level</u>    | <u>Dimensions</u>     |
|--------------------------|-----------------|-----------------------|
| <b>Family Room</b>       | <b>Basement</b> | <b>21`1" x 18`10"</b> |
| <b>Kitchen</b>           | <b>Main</b>     | <b>11`7" x 10`9"</b>  |
| <b>4pc Bathroom</b>      | <b>Main</b>     |                       |
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>13`7" x 14`3"</b>  |
| <b>Bedroom</b>           | <b>Main</b>     | <b>11`6" x 11`5"</b>  |
| <b>Bedroom</b>           | <b>Basement</b> | <b>14`10" x 10`0"</b> |

| <u>Room</u>             | <u>Level</u>    | <u>Dimensions</u>     |
|-------------------------|-----------------|-----------------------|
| <b>Living Room</b>      | <b>Main</b>     | <b>16`9" x 19`2"</b>  |
| <b>Dining Room</b>      | <b>Main</b>     | <b>11`8" x 8`5"</b>   |
| <b>4pc Ensuite bath</b> | <b>Main</b>     |                       |
| <b>Bedroom</b>          | <b>Main</b>     | <b>9`8" x 9`3"</b>    |
| <b>Bedroom</b>          | <b>Basement</b> | <b>9`0" x 10`5"</b>   |
| <b>Eat in Kitchen</b>   | <b>Basement</b> | <b>9`11" x 14`11"</b> |

| Laundry                            | Basement   | 4pc Bathroom<br>Legal/Tax/Financial | Basement |
|------------------------------------|--|-------------------------------------|----------|
| Title:<br><b>Fee Simple</b>        |  | Zoning:<br><b>R1S</b>               |          |
| Legal Desc:                        | <b>0425986</b>   |                                     | Remarks  |
| Pub Rmks:                          | <b>Opportunity Knocks! Backing on Creek in one of Timberlea`s FANTASTIC subdivisions `Parson Creek` is a fully developed bungalow with walk out basement. Features 3 bedrooms upstairs, primary has 4pc ensuite with jetted tub and huge deck off kitchen. Downstairs was professionally developed with 2 bedrooms, full kitchen, spacious living room/family room, &amp; full bathroom and laundry. Within walking distance to all schools K-12 this home is in an amazing location. Bus route, Shopping, and all amenities are just a hop skip and jump away. Basement has tenant in place, that may want to stay for the savvy buyer. Call now to view.</b> |                                     |          |
| Inclusions:<br>Property Listed By: | <b>fridge x 2, stove x 2, dishwasher x 1, washer/dryer x 2, all window blinds, garage door opener<br/>RE/MAX FORT MCMURRAY</b>   |                                     |          |

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











