



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 TRILLIUM Bay, Fort McMurray T9K 0H4**

MLS® #: **A2120632**      Area: **Timberlea**      Listing Date: **04/04/24**      List Price: **\$189,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Fort McMurray**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **6,713 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**261**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **R1**  
 Legal Desc: **0625490**

Remarks

Pub Rmks: **Located in a very quite cul-de-sac, this vacant 6,713 sq. ft. lot in the heart of Timberlea is perfect for a large home. There is still a triple drive way on the lot. Very close to Birchwood trails, parks and schools.**

Inclusions:  
Property Listed By:

**N/A**  
**KIC Realty**

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