



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

230
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **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

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