



THE
A-TEAM

**RE/MAX
FIRST**

194 PACIFIC Crescent, Fort McMurray T9K 0E6

MLS® #: **A2120746**

Area: **Timberlea**

Listing Date: **04/06/24**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Finished Floor Area

Abv Sqft:

1,213

Low Sqft:

Ttl Sqft:

1,213

Lot Sz Ar:

3,766 sqft

Lot Shape:

DOM

42

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Alley Access,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

See Remarks

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Open Floorplan

Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|----------|----------------|
| 3pc Ensuite bath | Main | 0`0" x 0`0" |
| 4pc Bathroom | Basement | 0`0" x 0`0" |
| Bedroom | Main | 10`8" x 9`10" |
| Bedroom | Basement | 13`1" x 8`11" |
| Eat in Kitchen | Basement | 12`2" x 12`6" |
| Dining Room | Main | 8`1" x 10`8" |
| Living Room | Basement | 14`10" x 14`7" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| 4pc Bathroom | Main | 0`0" x 0`0" |
| Bedroom | Main | 8`5" x 10`8" |
| Bedroom | Basement | 14`10" x 10`7" |
| Bedroom - Primary | Main | 12`9" x 9`10" |
| Kitchen | Main | 11`1" x 101`0" |
| Living Room | Main | 16`4" x 14`0" |

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0621383

Remarks

Pub Rmks:

WOW! Investor Alert! 2 Bedroom LEGAL SUITE with tenant in place, is the PERFECT mortgage helper. Live upstairs and reap the rewards of a basement generating income! The main floor is open concept with 3 bedrooms, 2 bathrooms and the kitchen has a eat up breakfast bar with faux stainless appliances, and skylights to let the natural light in. The basement is developed with SEPARATE ENTRANCE, in floor heat, 2 bedrooms, spacious family room and kitchen and full bathroom. There is a common laundry with dual stackable sets of laundry machines. This home is priced to sell and will go quick! Call today to view. 24 hour notice is required for basement tenant.

Inclusions:
Property Listed By:

**fridge x 2, dishwasher, washer/dryer (stackable) x 2, stove x 2, all window blinds
RE/MAX FORT MCMURRAY**

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





