



THE
A-TEAM

**RE/MAX
FIRST**

24 ELLS Crescent, Fort McMurray T9H 1N5

MLS® #: **A2122265**

Area: **Downtown**

Listing Date: **04/17/24**

List Price: **\$449,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$11k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1967

Lot Information

Finished Floor Area

Abv Sqft:

1,135

Low Sqft:

Ttl Sqft:

1,135

Lot Sz Ar:

6,490 sqft

Lot Shape:

DOM

29

Layout

Beds:

5 (3 2)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Front Yard,Lawn,Greenbelt,No Neighbours Behind,Landscaped,Level

Concrete Driveway,Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Heated Garage,Insulated,Off Street,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Kitchen Island,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Ensuite bath	Main	4`4" x 5`7"
Breakfast Nook	Main	9`11" x 6`7"
Living Room	Main	13`4" x 22`1"
Bedroom - Primary	Main	11`1" x 12`5"
Bedroom	Basement	12`8" x 14`10"
Den	Basement	9`11" x 9`1"
Furnace/Utility Room	Basement	5`2" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	6`4" x 8`3"
Kitchen	Main	9`11" x 9`6"
Bedroom	Main	10`0" x 9`3"
3pc Bathroom	Basement	10`9" x 7`10"
Bedroom	Basement	10`10" x 8`10"
Game Room	Basement	10`9" x 13`10"
Workshop	Basement	12`9" x 16`1"

Bedroom	Main	9`11" x 9`3"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	4386NY		Remarks
Pub Rmks:	Welcome to downtown living at its finest! This meticulously maintained 5-bedroom, 2 1/2 bathroom bungalow exudes pride of ownership. Nestled on a quiet street where neighbors become friends, this home offers a sense of community like no other. As you pull up to this home, you'll be impressed by the fully updated exterior with NEW SHINGLES, SIDING, and WINDOWS completed in 2010. Step inside to discover a fully RENOVATED KITCHEN, completed in 2013, featuring new cupboards, countertops, stainless steel appliances, and an island perfect for meal prep. The spacious family room invites you in with floor-to-ceiling windows overlooking the backyard and a cozy wood-burning fireplace, enjoyed year-round by the current owners. The main floor hosts 3 bedrooms, including the primary bedroom with a convenient 2-piece ensuite, along with another full bathroom with laundry. Downstairs, the BASEMENT WITH A SEPARATE ENTRANCE offers potential for extra rental income, featuring 2 bedrooms, a full bathroom, separate laundry, and a KITCHENETTE. Storage is abundant throughout the home, with closets and extra cabinets galore. Outside, an OVERSIZED DOUBLE DETACHED GARAGE WITH IN FLOOR HEAT (built in 2012), EPOXY FLOORS and a NEW CONCRETE DRIVEWAY provide ample parking, including RV parking. The fenced yard backs onto a private field, offering a serene retreat for the whole family to enjoy. Completing the package, a large shed has been constructed to store all your extras, keeping your garage clutter-free. With renovations from top to bottom, this home is move-in ready, offering you a space to relax, entertain, and create lasting memories. Don't miss out on this exceptional opportunity! UPDATES: Windows, Siding, Shingles 2010, Water Tank 2020, Air Conditioner 2011, Garage and driveway 2012, New Back Deck, Custom Blinds 2021, Bathrooms Renovated 2022		
Inclusions:	Fridge, Stove, Dishwasher, Microwave, Basement washer & dryer, basement fridge, all existing window coverings, garage door opener with two remotes, central A/C, shed, kitchen TV		
Property Listed By:	COLDWELL BANKER UNITED		

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









