



THE
A-TEAM

**RE/MAX
FIRST**

14 MACIVER Street, Fort McMurray T9H 1Z7

MLS® #: **A2122581**

Area: **Downtown**

Listing Date: **04/13/24**

List Price: **\$230,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Fort McMurray

Year Built:

1972

Lot Information

Lot Sz Ar:

4,618 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

926

Low Sqft:

Ttl Sqft:

926

DOM

18

Layout

Beds:

4 (2 2)

Baths:

1.5 (1 1)

Style:

4 Level Split, Back Split

Parking

Ttl Park:

5

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Private, Rectangular Lot

Driveway, Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco, Vinyl Siding

Flooring:

Carpet, Hardwood, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Lower	6`6" x 6`9"
Bedroom	Lower	10`0" x 9`9"
Kitchen	Main	10`7" x 11`5"
4pc Bathroom	Second	7`1" x 6`10"
Bedroom - Primary	Second	10`7" x 11`11"
Other	Basement	10`4" x 14`9"

Room	Level	Dimensions
Bedroom	Lower	10`0" x 9`9"
Dining Room	Main	10`4" x 11`9"
Living Room	Main	16`3" x 12`0"
Bedroom	Second	10`5" x 7`10"
Other	Basement	21`0" x 17`6"
Other	Basement	5`3" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
SCL1

86TR

Remarks

Pub Rmks: **INCREDIBLE OPPORTUNITY TO OWN A FURNISHED HOME FOR \$230,000 AND NO CONDO FEES. This fantastic property features a large fenced yard, front driveway as well as triple parking behind your SINGLE DETACHED GARAGE. New Shingles (2018); New Central AC (2020); New Hot Water Tank (2020); New Furnace (2020); PVC Windows (15 years old); this home has all the updates you need to move in and rest easy for years to come. The main level offers a large living room with an adjacent formal dining room - the gleaming hardwood floors are in fantastic shape. The kitchen is adorned with oak raised-panel cabinets (updated approx 12-15 years ago), and plenty of counter space, a spacious mudroom leads to your backyard. Upstairs you will find the primary bedroom and secondary bedroom as well as a four-piece bathroom. The lower level of this home features two more bedrooms, and a 2-piece bathroom. The basement is undeveloped and includes your laundry facilities, a large storage room, and added peace of mind with a double-check backflow valve. Everything you need at an economical price, pick up this savvy buy today!**

Inclusions: **FRIDGE (WATER/ICE DISPENSER NOT IN WORKING ORDER), STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, CENTRAL AC, BLINDS, HOUSEHOLD FURNISHINGS (being included in the sale as-is, where is).**

Property Listed By: **EXP REALTY**

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





