



THE
A-TEAM

**RE/MAX
FIRST**

109 FISHER Crescent, Fort McMurray T9K 0B8

MLS®#: **A2122942**

Area: **Timberlea**

Listing Date: **04/14/24**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

5,502 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,542

Low Sqft:

Ttl Sqft:

1,542

DOM

23

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Yard

Construction:

Concrete

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Dining Room

Living Room

Laundry

4pc Bathroom

Bedroom

Kitchenette

Level

Main

Main

Main

Main

Main

Basement

Basement

Basement

Dimensions

4`11" x 8`2"

12`6" x 11`1"

12`9" x 7`7"

18`4" x 17`1"

8`3" x 7`1"

11`5" x 4`10"

13`6" x 10`11"

11`10" x 7`7"

Room

4pc Ensuite bath

Bedroom

Kitchen

Foyer

Bedroom - Primary

Bedroom

Game Room

Bedroom

Level

Main

Main

Main

Main

Main

Basement

Basement

Basement

Dimensions

9`3" x 8`3"

12`6" x 11`2"

12`9" x 12`4"

7`6" x 8`7"

14`8" x 13`0"

15`2" x 11`6"

14`6" x 26`2"

11`9" x 10`10"

Furnace/Utility Room	Basement	8`5" x 7`7"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	0525986	Zoning: R1S	Remarks
Pub Rmks:	Welcome home! Who wants to start the New Year off in a fresh new home?! Great area, great community, great schools, great house. This oversized bi-level starts checking off boxes with a non-conforming, 3 bedroom suite in the basement with a SEPARATE ENTRANCE. 3 good size bedrooms, a large rec room with gas fireplace and a modest kitchenette area makes it a comfy and cozy living space down there. Main floor boasts 3 bedrooms up as well including a primary bedroom with full ensuite, another full bathroom and two additional spacious bedrooms. The kitchen boasts a large island and loads of cupboard and countertop space and includes all the appliances and window coverings. The living room area is open concept with loads of windows for an abundance of natural light and a gas fireplace for those chilly nights! Back yard is fully landscaped and fully fenced. Let's take a look!		
Inclusions: Property Listed By:	Fridge, stove, dishwasher, washer, dryer, all window coverings, central air, garage door opener plus remote, basement fridge EXP REALTY		

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







