



THE
A-TEAM

**RE/MAX
FIRST**

316 HARPE Way, Fort McMurray T9K 0G3

MLS® #: **A2123009**

Area: **Timberlea**

Listing Date: **04/12/24**

List Price: **\$199,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2002

Lot Information

Finished Floor Area

Abv Sqft:

1,440

Low Sqft:

Lot Sz Ar:

4,251 sqft

Ttl Sqft:

1,440

Lot Shape:

DOM

37

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Landscaped,Rectangular Lot

Park Feat:

Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Pillar/Post/Pier

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**

Int Feat: **Ceiling Fan(s),Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`8" x 14`3"	Kitchen	Main	12`0" x 9`11"
Dining Room	Main	12`0" x 11`6"	Bedroom - Primary	Main	12`8" x 13`2"
4pc Ensuite bath	Main	4`11" x 10`4"	4pc Bathroom	Main	5`0" x 7`9"
Bedroom	Main	9`1" x 12`4"	Bedroom	Main	13`2" x 9`4"
Laundry	Main	8`7" x 7`3"			

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0024894**

Remarks

Pub Rmks: **Affordable 1440 sq foot home in Harpe Heights, with a 2 story shed with a garage door. No carpet, open concept home! Laminate flooring throughout the open concept living space, , the large bright living room features vaulted ceilings, large windows and a cozy corner fireplace. The kitchen has an abundance of cabinetry space, with extra storage closets for pantry space, stainless steel appliances, and a skylight to draw in natural light. There is a separate laundry room with lots of storage and is across from the back porch which leads out to the 2nd deck. Master bedroom is located on one end of home and features a walk-in closet and full ensuite with the other 2 bedrooms sharing a full bath at the other end. Additional features of this home include: 10x14 storage shed with a loft for storage and it has a 7x8 garage door; a 3 car parking paved driveway which has RV parking capabilities. Located within walking distance to the Syncrude Athletic Park and trails. Call to book your showings today!**

Inclusions: **As Is, Where Is as per Schedule A**

Property Listed By: **EXP REALTY**

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





