



THE
A-TEAM

**RE/MAX
FIRST**

121 FIR Street, Fort McMurray T9K 0K2

MLS®#: **A2125012**

Area: **Timberlea**

Listing Date: **04/22/24**

List Price: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,517

Low Sqft:

Lot Sz Ar:

5,454 sqft

Ttl Sqft:

1,517

Lot Shape:

DOM

25

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,No Neighbours Behind,See Remarks

RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Breakfast Bar,Jetted Tub,See Remarks,Skylight(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`6" x 5`1"
Bedroom	Main	9`8" x 10`1"
Dining Room	Main	10`10" x 12`1"
Kitchen	Main	10`6" x 12`1"
Living Room	Main	18`10" x 15`7"
Walk-In Closet	Main	5`1" x 10`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`1" x 10`9"
Bedroom	Main	9`8" x 10`2"
Family Room	Main	9`0" x 17`3"
Laundry	Main	10`3" x 8`10"
Bedroom - Primary	Main	13`6" x 15`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0728309

Zoning:
RMH-1

Remarks

Pub Rmks:

Welcome to 121 Fir Street, your oasis in Timberlea! This charming 1500+ sqft home boasts a blend of convenience and comfort without the burden of condo fees. Nestled in a great community, you'll enjoy the luxury of a walking path right in your backyard, providing a tranquil escape just steps away from your doorstep. Step inside and you're greeted with a spacious, open concept interior featuring 3 bedrooms, plus a bonus space that could be used as a 4th bedroom if needed, and 2 bathrooms. The master bedroom is large, and has a great walk in closet, and en-suite bathroom with a jetted tub. The interior of this home also features updated flooring, gas burning fire place and spacious kitchen featuring a breakfast bar. Outside, the possibilities are endless with the fully faced in yard, RV gate access/parking, and large lot with room for a garage! Other highlights of this home include central A/C and NO condo fees! Schedule your personal tour today!

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Central A/C
EXP REALTY**

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





