



THE
A-TEAM

**RE/MAX
FIRST**

193 FOX Crescent, Fort McMurray T9K 0C1

MLS® #: **A2125225**

Area: **Timberlea**

Listing Date: **04/21/24**

List Price: **\$504,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2006**
Lot Information
Lot Sz Ar: **4,512 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,105**
Low Sqft:
Ttl Sqft: **2,105**

DOM

13
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Street Lighting
Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Open Floorplan,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`6" x 5`10"
Breakfast Nook	Main	10`2" x 10`11"
Family Room	Main	11`6" x 13`1"
Kitchen	Main	9`4" x 12`11"
Living Room	Main	11`9" x 10`4"
5pc Ensuite bath	Upper	11`2" x 12`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`2" x 10`5"
Dining Room	Main	10`3" x 10`11"
Foyer	Main	12`4" x 6`5"
Laundry	Main	6`7" x 6`10"
4pc Bathroom	Upper	10`3" x 7`11"
Bedroom	Upper	11`4" x 11`6"

Bedroom
3pc Bathroom
Kitchen

Upper
Basement
Basement

11`3" x 11`6"
6`3" x 9`0"
11`0" x 10`0"

Bedroom - Primary
Bedroom
Game Room

Upper
Basement
Basement

19`6" x 19`2"
11`11" x 15`6"
19`7" x 18`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0525986

Zoning:
R1S

Remarks

Pub Rmks:

Greenbelt! Affordable, fully developed family home located in a family friendly neighbourhood in Timberlea! This spacious, 2105 square foot two storey house has rooms you desire and then some: 3 living rooms, an office, two laundry rooms and a massive master bedroom Prepare to be wowed upon entry by the vaulted ceilings and bright, inviting foyer. From here you can access the main floor laundry, sunken living room, an office, and the man door to the attached double garage. The kitchen has a corner pantry and ample counter space with the eat up island. The open concept living room is off the kitchen dining area and features a gas fireplace. Head upstairs and you will be impressed by the luxurious master that includes a sitting area and a deluxe ensuite with a jetted corner tub, stand up shower and generous walk in closet! There are two other bedrooms that share a full bathroom! The basement is fully finished with a large recreational space that could be used an additional bedroom if needed, another bedroom, a secondary kitchen as well as a full bathroom. Enjoy your fully landscaped and fenced in yard, with no neighbours behind. Call to book your showing today!

Inclusions:
Property Listed By:

**As Is, Where Is - as per Schedule A
EXP REALTY**

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







