



THE
A-TEAM

**RE/MAX
FIRST**

3 ARMIT , Fort McMurray T9H 2A9

MLS® #: **A2125917** Area: **Downtown** Listing Date: **04/24/24** List Price: **\$429,900**
Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1971**
Lot Information
Lot Sz Ar: **5,730 sqft**
Lot Shape: **None**

Finished Floor Area
Abv Sqft: **1,717**
Low Sqft:
Ttl Sqft: **1,717**

Access:
Lot Feat: **Cul-De-Sac**
Park Feat: **None**

DOM

23
Layout
Beds: **8 (4 4)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **7**
Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,See Remarks,Stove(s),Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`1" x 10`0"	4pc Ensuite bath	Main	5`1" x 8`1"
Bedroom	Main	10`6" x 10`0"	Bedroom	Main	13`11" x 13`9"
Bedroom	Main	10`6" x 10`6"	Dining Room	Main	9`6" x 10`6"
Kitchen	Main	15`3" x 14`1"	Living Room	Main	19`8" x 21`3"
Bedroom - Primary	Main	13`11" x 13`7"	3pc Bathroom	Lower	5`1" x 8`11"
Bedroom	Lower	12`5" x 12`7"	Bedroom	Lower	8`11" x 13`6"
Bedroom	Lower	14`6" x 14`3"	Bedroom	Lower	14`6" x 9`5"

Laundry Storage	Lower Lower	9`11" x 5`7" 9`5" x 4`7"	Game Room Other Legal/Tax/Financial	Lower Lower	19`1" x 26`9" 9`2" x 6`1"
Title: Fee Simple		Zoning: R1			
Legal Desc:	974RS		Remarks		
Pub Rmks:	Discover the perfect opportunity nestled in a quiet cul-de-sac, where convenience meets comfort. This rare gem offers a sprawling 1717 sq ft bungalow, presenting a unique find for those seeking space and versatility. With 8 generously sized bedrooms, this home is tailor-made for accommodating large families or maximizing rental potential for savvy investors. Enjoy the ease of abundant parking and proximity to a wealth of amenities. New roof and bathrooms were updated on the main floor in 2020. Don't miss your chance to seize this incredible investment opportunity! Schedule your showing today.				
Inclusions:	Fridge X3, dishwasher, washer, dryer, stove, microwave X2, 8 beds, 8 TVs, dishes, cookware, couches, coffee tables, dining room tables, and chairs				
Property Listed By:	RE/MAX FORT MCMURRAY				

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





