



THE
A-TEAM

**RE/MAX
FIRST**

119 PEW Lane, Fort McMurray T9K 0A8

MLS® #: **A2126510**

Area: **Timberlea**

Listing Date: **04/26/24**

List Price: **\$749,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Abv Sqft:

3,041

Low Sqft:

Lot Sz Ar:

8,167 sqft

Ttl Sqft:

3,041

Lot Shape:

DOM

12

Layout

Beds:

7 (4 3)

Baths:

8.0 (8 0)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Landscaped,Standard Shaped Lot

Concrete Driveway,Double Garage Attached,Garage Faces Front,Heated Garage,Insulated,Multiple Driveways

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Boiler,In Floor,Forced Air,Natural Gas

Sewer:

Construction:

Concrete,Stone,Stucco

Ext Feat:

Barbecue,Private Yard

Flooring:

Concrete,Hardwood,Slate

Water Source:

Fnd/Bsmnt:

Wood

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer

Int Feat:

Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

3pc Bathroom

Main

7`11" x 6`8"

Dining Room

Main

13`1" x 13`6"

Family Room

Main

13`2" x 13`3"

Exercise Room

Main

12`5" x 15`8"

Kitchen

Main

21`1" x 19`11"

Laundry

Main

12`5" x 9`6"

Living Room

Main

13`1" x 13`6"

4pc Bathroom

Upper

8`11" x 7`2"

4pc Ensuite bath	Upper	8`9" x 13`2"	4pc Ensuite bath	Upper	7`1" x 11`5"
Bedroom	Upper	9`7" x 17`5"	Bedroom	Upper	9`10" x 11`4"
Bedroom	Upper	12`11" x 11`5"	Bedroom - Primary	Upper	14`5" x 13`4"
Media Room	Upper	17`3" x 11`8"	3pc Bathroom	Basement	4`11" x 6`11"
3pc Ensuite bath	Basement	7`3" x 6`9"	3pc Ensuite bath	Basement	5`4" x 7`2"
3pc Ensuite bath	Basement	4`11" x 6`11"	Bedroom	Basement	14`0" x 9`9"
Bedroom	Basement	17`4" x 10`5"	Dining Room	Basement	13`5" x 8`6"
Family Room	Basement	18`7" x 21`9"	Kitchen	Basement	17`11" x 14`11"
Living Room	Basement	12`9" x 12`7"	Bedroom - Primary	Basement	26`7" x 11`4"
Game Room	Basement	20`4" x 23`4"	Steam Room	Basement	6`10" x 5`3"
Storage	Basement	6`10" x 5`2"	Furnace/Utility Room	Basement	11`9" x 15`11"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R1
Legal Desc:	0525595
Remarks	

Pub Rmks:	<p>Welcome to your Dream Home! Where Luxury and Functionality meet. This Custom-Built Executive Home Boasts 3050.42 sq ft of living space, including a 1776 sq ft Legal Suite. With 2 Primary En-Suites, a Theater room, and an 18 ft indoor water fall, this home is perfect for entertaining and comfortable living. The African Mahogany Kitchen cabinets, Crown Moldings, and trim, slate stairs, and solid wood doors throughout add a touch of elegance to the home. The in-floor heat in the Basement and Concrete Main floor provide extra Sound Proofing and Warmth. The Chef's Kitchen is a Culinary Delight, featuring a 7 ft fridge , 6 burner gas stove, 2 ovens, warming drawer, 3 sinks, and a built-in Miele Coffee System, and custom spice racks. The Multi-level Theater room is perfect for movie nights with family and friends. The dining room, living room, and family room each have a fireplace, adding to the ambiance of the home. A 3-piece bathroom and laundry room complete the main floor. As you head upstairs, the primary suite will grab your attention with its separate steam room, 5-piece ensuite, 2 walk-in closets, and fireplace. There are 3 more bedrooms upstairs, one of which can serve as another primary suite with a full ensuite, and another bedroom with a full bath. The basement Legal suite has a separate entrance and features 2 huge living spaces, one underneath the garage, a full kitchen, and dining room, and 3 bathrooms with 2 more full bathrooms. This is not your typical cookie cutter home, the quality of workmanship is evident in every corner of this house. This home is the perfect blend of luxury and functionality, and is sure to impress even the most discerning buyers.</p>
Inclusions:	<p>2 Fridges, 1 gas stove top, 1 stove in basement, 2 microwaves, built in oven, 2 washers, 2 dryers, 1 built in coffee machine, garage door opener, 2 remotes, home theatre system (upstairs), Window coverings, infloor heat in garage</p>
Property Listed By:	<p>RE/MAX FORT MCMURRAY</p>

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











