



THE
A-TEAM

**RE/MAX
FIRST**

112 WALNUT Place, Fort McMurray T9K 0T2

MLS® #: **A2126694**

Area: **Timberlea**

Listing Date: **04/25/24**

List Price: **\$634,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2021

Lot Information

Finished Floor Area

Lot Sz Ar:

8,080 sqft

Lot Shape:

Abv Sqft:

1,693

Low Sqft:

Ttl Sqft:

1,693

DOM

24

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Front Yard

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Kitchen Island,Pantry

Utilities:

Room Information

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`11" x 10`4"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	10`1" x 10`1"
Laundry	Second	5`2" x 6`7"
Walk-In Closet	Second	11`10" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1022191

Remarks

Pub Rmks:

Introducing the "Dawson Farmhouse," a stunning creation by the esteemed Qualico! Located in a quiet Cul-de-sac, fully fenced, (2021) and landscaped on a very large pie shaped lot. This two-story abode with an attached double garage offers a spacious retreat. The main floor showcases a captivating kitchen featuring pristine white cabinets, quartz countertops, a stylish tile backsplash, upgraded appliances, and a convenient walk-through pantry. Sunlit and inviting, the open-concept living and dining areas boast ample natural light flooding in through expansive windows, complemented by elegant vinyl plank flooring. A powder room and mudroom off the garage round out the main level. Ascend upstairs to discover a generously sized primary bedroom with an exquisite ensuite and an expansive walk-in closet. Two additional bedrooms, a full bathroom, and convenient laundry facilities complete the upper level. With the basement left unfinished, the canvas is open for your creative vision. Rest easy with the assurance of a New Home Warranty. Don't miss out on this brand-new gem nestled on a sizable lot in Timberlea—schedule your viewing today! The home also has a heat recovery unit, a central humidifier and a water softener

Inclusions:
Property Listed By:

N/A
RE/MAX FORT MCMURRAY

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







