



THE
A-TEAM

**RE/MAX
FIRST**

132 JUNIPER Street, Fort McMurray T9K 0M8

MLS® #: **A2127370**

Area: **Timberlea**

Listing Date: **05/03/24**

List Price: **\$424,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$14k, 20-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2011**
Lot Information
Lot Sz Ar: **3,252 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,302**
Low Sqft:
Ttl Sqft: **1,302**

DOM

173
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Front Yard**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`8" x 16`7"	Kitchen	Main	12`0" x 11`5"
Dinette	Main	8`11" x 11`5"	2pc Bathroom	Main	5`1" x 5`0"
Laundry	Main	13`11" x 7`2"	Bedroom - Primary	Second	11`7" x 16`3"
3pc Ensuite bath	Second	7`1" x 6`7"	Bedroom	Second	9`5" x 11`4"
Bedroom	Second	9`11" x 11`4"	4pc Bathroom	Second	8`0" x 5`3"

Living Room
4pc Bathroom

Basement
Basement

19`0" x 8`7"

Bedroom
Kitchen With Eating Area
Legal/Tax/Financial

Basement
Basement

11`9" x 8`8"
10`0" x 9`6"

Title:
Fee Simple
Legal Desc:

1022191

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to Juniper St. Over 1300 sq ft of living space in the upper level plus a 1 bedroom legal suite in the basement and the tenant stays. Walk into this 2 story with new carpets in the living room and fresh paint throughout the upper unit. Spacious kitchen with loads of counter space and stainless steel appliances. Great conversations are had in this kitchen with the combined dining nook and raised breakfast bar. Keep the dirt at the back entrance where you can head straight to the washer/dryer and 2 piece bath. Upstairs is the primary suite with an 3 piece ensuite bath and of course 2 more spacious bedrooms and a full bath. Back deck is huge with plenty of room for family gatherings. Parking spot has room for 3 vehicles. What makes a great addition to this home is the legal 1 bedroom suite that currently has a tenant that will help pay the mortgage. Suite has all its own appliances and own separate entrance. What a great start for a first time home buyer or savvy investor.

Inclusions:
Property Listed By:

Some furniture in the basement suite (bedroom set, couch, table and chairs) basement fridge, stove, dishwasher, microwave, washer/dryer
3% REALTY FORT MCMURRAY

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