



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 JOHNSON Bay, Fort McMurray T9K 2N2**

MLS®#: **A2128548**

Area: **Timberlea**

Listing Date: **05/02/24**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**7,286 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,378**

Low Sqft:

Ttl Sqft:

**1,378**

DOM

**17**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac**

**Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**See Remarks**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions
<b>Laundry</b>	<b>Basement</b>	<b>12`9" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>19`9" x 10`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`10" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 13`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	

Room	Level	Dimensions
<b>Family Room</b>	<b>Basement</b>	<b>17`6" x 27`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`5" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 16`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 13`2"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**0221118**

**R15**

Remarks

Pub Rmks:

**CALLING ALL SAVVY BUYERS! Imagine sitting from your rear deck, enjoying your morning coffee, or relaxing with friends over a BBQ, watching your kids play in the yard or from your kitchen window! This FULLY DEVELOPED BI-LEVEL home sits on a HUGE Pie shaped lot in a quiet CUL-DE-SAC, within walking distance to St. Martha's Catholic and Christina Gordon Public Schools, shopping and bus route.. THIS MOVE IN READY HOME HAS HAD RENOVATIONS GALORE! Some renovations and updates include, NEW SHINGLES (2021), BRAND NEW BASEMENT CARPET (2022), NEW HOT WATER TANK (2017), FURNACE (2016), NEW SUMP PUMP, UPGRADED GRANITE COUNTERTOPS, NEW CABINET HARDWARE, FRESH PAINT ON BACK DECK, BRAND NEW STOVE, AND TIGERWOOD HARDWOOD FLOORS IN MAIN LIVING AREA. FALL IN LOVE WITH JUST ONE LOOK! Let's start with the OPEN CONCEPT main floor. The kitchen is GORGEOUS with STUNNING Black midnight granite countertops, mosaic backsplash, trendy black tube style cabinetry hardware, and how about the TIGERWOOD Hardwood flooring! There are 3 good size bedrooms, with a 4 pc bathroom and the primary bedroom with its own walk in closet and full ensuite with jetted tub and stand-up shower. The fully developed basement offers huge family room, and 2 large bedrooms and full bathroom with cushy carpet. The WINDOWS are above grade level and let lots of natural light in making the basement BRIGHT AND SPACIOUS. For those who LOVE A HEATED GARAGE, this one is PERFECT for boys with toys. If that has got you SOLD, how about a beautiful landscaped and fenced yard that has a center firepit. SO MANY THINGS TO LOVE, YOU GOTTA ADD THIS TO YOUR SHOPPING LIST! CALL NOW TO VIEW.**

Inclusions:

Property Listed By:

**fridge, stove, dishwasher, washer/dryer, all window blinds, garage heater, garage door opener, shed  
RE/MAX FORT MCMURRAY**

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





















