



THE
A-TEAM

**RE/MAX
FIRST**

404 FIREWEED Crescent, Fort McMurray T9K 0J2

MLS®#: **A2128639**

Area: **Timberlea**

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

List Price: **\$534,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

4,817 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,616

Low Sqft:

Ttl Sqft:

1,616

DOM

17

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Few Trees,Street Lighting,See Remarks

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Kitchen Island,Open Floorplan

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

0`0" x 0`0"

Bedroom

Second

11`7" x 10`10"

Bedroom - Primary

Upper

14`3" x 14`0"

Living Room

Main

14`3" x 12`4"

4pc Ensuite bath

Main

0`0" x 0`0"

Foyer

Main

10`6" x 7`10"

Bedroom

Basement

10`0" x 10`0"

Room

Level

Dimensions

4pc Bathroom

Second

0`0" x 0`0"

Bedroom

Second

9`2" x 10`0"

Nook

Second

8`1" x 7`11"

Kitchen

Main

11`11" x 10`3"

Dining Room

Main

10`11" x 10`9"

Bedroom

Basement

10`2" x 9`11"

Kitchenette

Basement

5`4" x 5`3"

Family Room	Basement	11`4" x 12`10"	4pc Bathroom Legal/Tax/Financial	Basement	0`0" x 0`0"			
Title: Fee Simple Legal Desc:	0724878	Zoning: R1	Remarks					
Pub Rmks:	SMART BUY FOLKS! Want a Dilly? Don't Dally! AMAZING OPPORTUNITY KNOCKS! ANSWER THE DOOR! This Spacious 2 storey home features a HEATED Attached OVERSIZED Double garage, Central Air Conditioning, OPEN CONCEPT Floor plan with UPPER FLOOR laundry, SEPARATE Entrance to FULLY DEVELOPED basement that features a kitchenette, full bathroom and 2 bedrooms. The living room features a gas fireplace and is open to the dining and kitchen with raised breakfast bar, walk in pantry and S/S appliances. On the upper floor are 3 good sized bedrooms with the primary bedroom having it's own ensuite bath. So many things to LOVE about this property including its BIG Backyard, where the seller planted lots of trees for privacy. ACT FAST! This one is priced to sell and won't be around long. CALL NOW!							
Inclusions: Property Listed By:	Fridge x 2, stove x 1, washer/dryer, all wi in RE/MAX FORT MCMURRAY							

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







