



THE
A-TEAM

**RE/MAX
FIRST**

143 ELMORE Drive, Fort McMurray T9H 4N8

MLS® #: **A2128756**

Area: **Thickwood**

Listing Date: **05/01/24**

List Price: **\$289,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

918

Year Built:

1980

Low Sqft:

Ttl Sqft:

918

Lot Information

Lot Sz Ar:

5,250 sqft

Lot Shape:

DOM

18

Layout

Beds:

4 (3 1)

Baths:

1.5 (1 1)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Many Trees,Private,Treed Driveway,Off Street,On Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Asphalt,Stucco

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Laminate Counters

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`4"
Eat in Kitchen	Main	7`2" x 9`5"
4pc Bathroom	Second	7`9" x 4`11"
Bedroom	Second	7`11" x 9`11"
Bedroom	Basement	11`0" x 10`6"
Furnace/Utility Room	Basement	7`2" x 10`6"

Room	Level	Dimensions
Dining Room	Main	7`9" x 9`5"
Living Room	Main	14`10" x 14`4"
Bedroom	Second	10`9" x 9`4"
Bedroom - Primary	Second	10`9" x 14`5"
Game Room	Basement	18`7" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7823135

Zoning:
R1S

Remarks

Pub Rmks: **LONG DRIVEWAY! PRICED TO SELL! NO CONDO FEES! NO CARPET HOME! BACK DOOR LEADS TO A SUPER-SIZED FULLY FENCED BACKYARD! This is the home you've been looking for! Welcome to 143 Elmore Drive, this charming and well-maintained 4-bedroom home sits on a 5,250 SqFt lot in Thickwood! The main floor boasts a bright and spacious living room, an eat-in kitchen with updated appliances (Dishwasher 2023), (Fridge 2020), (Stove 2020), Range hood (2023) and white cupboards, and a convenient 2-piece bathroom. Upstairs features 3 bedrooms and a 4-piece bathroom, providing ample space for a growing family. The basement offers a spacious rec room, a 4th bedroom, and a laundry area with a new washer (2022). The house has been freshly painted ensuring a clean and modern feel. Outside, the private huge backyard is surrounded by mature trees. Enjoy outdoor gatherings on the large deck, perfect for entertaining friends and family. To top it off, we're located near schools, parks, playgrounds, bus stops, and restaurants, this home is not only a comfortable haven but also affordable and conveniently situated for a vibrant lifestyle. Your new home awaits! Schedule a viewing today! (Some photos have been virtually staged)**

Inclusions:
Property Listed By: **Fridge, stove, dishwasher, washer/dryer, window coverings**
ROYAL LEPAGE BENCHMARK

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









