



THE A-TEAM

RE/MAX FIRST

130 DOMINION Drive, Fort McMurray T9K 2N2

MLS#: A2136724 Area: Timberlea Listing: 06/11/24 List Price: \$479,900
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: 4,016 sqft
Lot Shape:

DOM

97
Layout
Beds: 3 (3)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 3
Garage Sz: 2

Access:
Lot Feat: Back Yard, Landscaped, See Remarks
Park Feat: Additional Parking, Double Garage Detached, Heated Garage

Utilities and Features

Roof: Asphalt Shingle
Heating: Central
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Stove(s), Washer/Dryer
Int Feat: Closet Organizers, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, 3pc Ensuite bath, etc.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R1S

Legal Desc:

0221118

Remarks

Pub Rmks:

Imagine the perfect solution to your morning routine: say goodbye to the hassle of school drop-offs. Nestled less than a block away from two of Fort McMurray's top elementary schools, with junior and high schools just a few blocks further, this 1362 sq ft, 2-story home is a perfect home for a savvy buyer. Step inside this standout gem, recently upgraded with all the modern comforts. New air conditioning, furnace, and hot water tank were installed in 2020, while new shingles were added in 2022, ensuring peace of mind for years to come. A charming covered front porch leads you into a foyer featuring fresh tile and laminate flooring, updated paint, and trim. Natural light fills the spacious living room through bay windows, guiding you toward the exquisite white kitchen. This chef's dream boasts in-floor heating, quartz countertops, and custom cabinetry. The dining area opens to a serene back patio, perfect for relaxing evenings. Upstairs, three bedrooms await, including a primary Bedroom suite with a PAX CLOSET system and an updated ensuite bath. Two additional bedrooms share a beautifully renovated bathroom, all with in-floor heating for added comfort. The fully finished basement offers even more space, with a deluxe bathroom and a vast recreation room wired for surround sound (Can be used as 4th bedroom). the other side of the finished basement is currently being used as a workshop but can be transformed into a 5th bedroom. Outside, the fully fenced backyard features a spacious deck and access to a 20x24 garage with natural gas heating and a new quiet garage door opener. Ample off-street parking completes this exceptional home, ready to welcome you to a life of convenience and comfort. Call today to book a personal viewing.

Inclusions:

All Appliances.

Property Listed By:

EXP REALTY

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