



THE
A-TEAM

**RE/MAX
FIRST**

201 CHESTNUT Way, Fort McMurray T9K 0W2

MLS®#: **A2138048**

Area: **Timberlea**

Listing Date: **06/04/24**

List Price: **\$699,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 20-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2012**

Lot Information

Lot Sz Ar: **4,714 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,496**
Low Sqft:
Ttl Sqft: **2,496**

DOM

95
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Interior Lot,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`6" x 3`0"
Dining Room	Main	9`6" x 13`8"
Living Room	Main	14`10" x 15`5"
5pc Ensuite bath	Second	12`6" x 12`8"
Bedroom	Second	14`11" x 10`2"

Room	Level	Dimensions
Den	Main	11`4" x 13`2"
Kitchen	Main	15`3" x 13`8"
4pc Bathroom	Second	5`0" x 8`10"
Bedroom	Second	11`1" x 12`2"
Bonus Room	Second	12`10" x 16`0"

Bedroom - Primary	Second	15`1" x 16`2"	4pc Bathroom	Basement	8`1" x 4`11"
Bedroom	Basement	10`10" x 8`9"	Dining Room	Basement	8`6" x 10`9"
Kitchen	Basement	11`6" x 9`2"	Living Room	Basement	9`7" x 18`8"
Bedroom	Basement	11`11" x 9`1"	Furnace/Utility Room	Basement	16`5" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1022191**

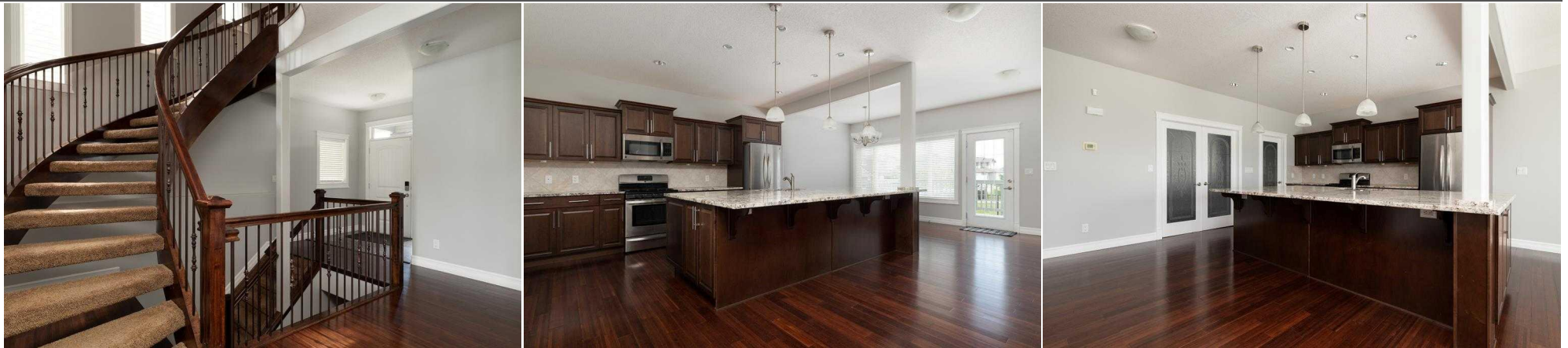
Zoning:
R1

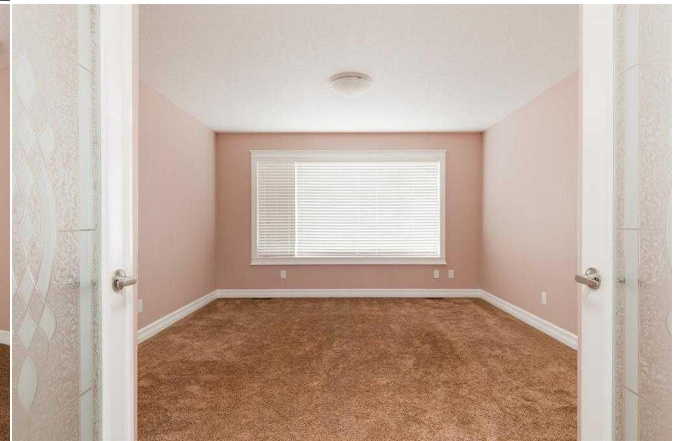
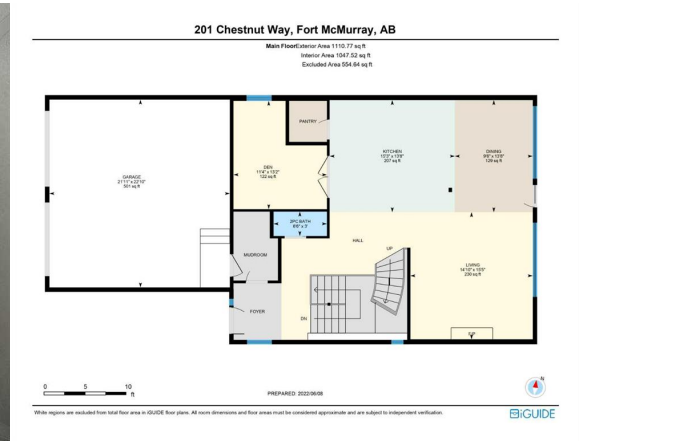
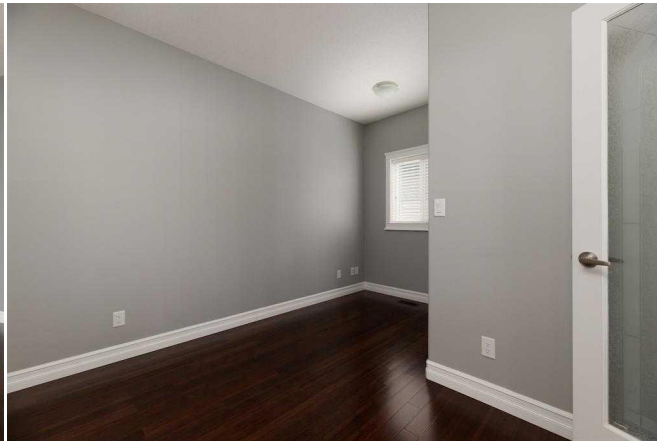
Remarks

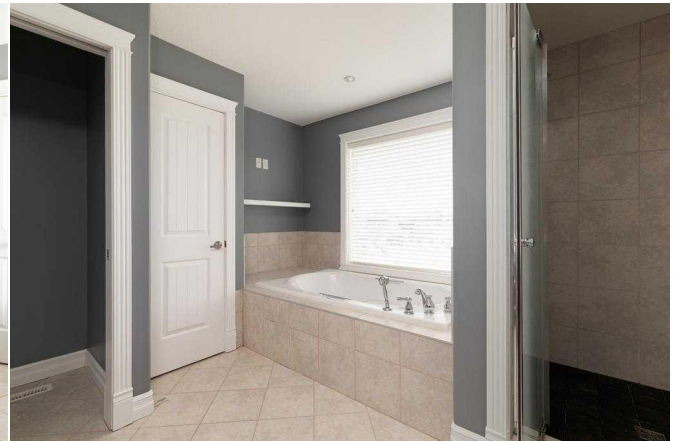
Pub Rmks: **Stunning 2-Storey Home with Legal Suite and Green Space Views at 201 Chestnut Way Welcome to 201 Chestnut Way, where luxury meets comfort in this custom-built masterpiece! This exquisite 2-storey home boasts over 3,500 sq ft of living space, designed with elegance and style in mind. As you step into the grand foyer, you'll be captivated by the custom-designed curved staircase that sets the tone for the entire home. The open-concept main floor is an entertainer's dream, featuring a spacious living room, dining area, and a chef's kitchen. The kitchen is a culinary haven with stainless steel appliances, granite countertops, a large pantry, and a HUGE center island. Enjoy seamless indoor-outdoor living with access to the expansive deck offering breathtaking green space views from the dining area. The main floor also includes a versatile office/den, perfect for working from home or as a quiet retreat. The cozy family area with a gas fireplace provides warmth and comfort during the cold winter months. Upstairs, you'll find three generously sized bedrooms and a BONUS ROOM that can easily serve as a fourth bedroom. The luxurious primary suite is a true sanctuary with stunning views of the green space, a DREAM CLOSET, and a spa-like 5-piece ensuite featuring a double vanity, jetted tub, and separate tiled stand-up shower. The basement is a standout feature with a separate entrance leading to a 2-bedroom legal suite. This space is perfect for extended family, guests, or rental income, offering high ceilings, large windows and separate laundry. Situated on a prime lot backing onto green space, this home offers unparalleled privacy with no rear neighbors. The oversized double car garage provides ample space for your vehicles and storage needs. Don't miss the opportunity to own this luxurious home with its perfect blend of sophistication and functionality. Contact us today to schedule a viewing of 201 Chestnut Way—you won't be disappointed!**

Inclusions:
 Property Listed By: **Furniture in Suite
 EXP REALTY**

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







201 Chestnut Way, Fort McMurray, AB

2nd Floor/Level Area 1085.57 sq ft
 Interior Area 1302.27 sq ft
 Excluded Area 216.70 sq ft



0 4 8

PREPARED 2020/06/08



White regions are excluded from total floor area in iGUIDE floor plans. All square dimensions and floor areas must be considered approximate and are subject to independent verification.

