

205 ELM Street, Fort McMurray T9K 0K1

Sewer:

A2138690 Timberlea 06/05/24 List Price: **\$599,900** MLS®#: Area: Listing

Status: Active County: **Wood Buffalo** Change: -\$30k, 23-Jun Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached

Year Built: 2008 Lot Information

Lot Sz Ar: Lot Shape: Residential

Fort McMurray Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 5,541 sqft 1,420

<u>Parking</u>

DOM

103

Layout

Beds:

Baths:

Style:

Ttl Park: 2 Garage Sz: 2

5 (3 2)

3.0 (3 0)

Bi-Level

Back Yard, Gazebo, Front Yard, Garden, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot

1,420

Double Garage Attached, Driveway

Flooring:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Concrete, Vinyl Siding

Ext Feat: Dog Run, Private Yard Ceramic Tile, Hardwood, Laminate

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat: Bookcases, Closet Organizers, Crown Molding **Utilities:**

Room Information

Room	Level	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`1" x 4`11"	Bedroom	Main	15`3" x 9`6"
3pc Ensuite bath	Main	6`0" x 8`6"	Bedroom	Main	11`8" x 9`2"
Dining Room	Main	8`7" x 14`8"	Entrance	Main	11`4" x 7`1"
Kitchen	Main	9`2" x 17`1"	Living Room	Main	14`10" x 18`3"
Bedroom - Primary	Main	15`11" x 15`2"	Walk-In Closet	Main	9`1" x 5`6"
3pc Bathroom	Basement	11`1" x 7`2"	Bedroom	Basement	12`11" x 12`7"
Redroom	Rasement	14`8" x 13`0"	Game Room	Rasement	16`1" x 31`4"

Legal/Tax/Financial

Title: Zoning: Fee Simple R1
Legal Desc: 0728309

Remarks

Pub Rmks:

IF you want this??.... 5 BIG BEDROOMS, 3 BATH, 2674 sq/ft of living space, 5541sq/ft lot, UPDATED KITCHEN, FLOORS, PAINT, PARTIAL BATHROOM RENO's, CUSTOM BUILT-120K BASEMENT DEVELOPMENT with High-end finishes, a MASSIVE PRESSURE TREATED PLATFORM DECK, DOG RUN, 29x21 Attached heated GARAGE, OUTDOOR OASIS including Hot Tub & Gazebo. (Pool Negotiable.) WE HAVE what you're looking for!! You'll be pleased with the bright open concept kitchen/dining with Quartz countertops, refinished cabinetry, corner pantry, and updated appliances. You'll find 3 large bedrooms and 2 full baths with updated flooring, and fresh paint on the main. The primary bedroom has a sizeable walk-in closet and a 3 piece bath that will match the kitchen. The living room is huge with high ceilings, warm colours, large windows and a wood feature wall. 2 additional BIG guest bedrooms and 4 piece bath complete this level. Moving to the unique BASEMENT you will be excited as you crest the stairs and catch a glimpse of the stunning gas burning custom floor to ceiling stone fireplace, featuring tiled hearth, with large built in's on either side. The built-in's house extensive storage and an office workspace. You will find LUXURY VINYL plank flooring, 9' ceilings, large above ground windows, pot lighting and drop ceiling. The rec room and 2 bedrooms down here are massive along with a 3 piece bathroom and laundry. The basement has also been plumbed for in-floor heating. BUT let's get BACK TO THE BACKYARD!! This is where it's at though! Off of the Main floor dining room you will find access to your outdoor oasis consisting of a large deck set up as exterior dining separated from the concrete pad and large pressure treated deck which the pool and hot tub are situated on. There is a large gazebo set up alongside the deck and still plenty of grass for the kids to play topped with stone layered flower beds that perimeter the fence line. You'll be intrigued to find under the deck storage, a designated dog run and more storage along side the deck. Elm street is

Inclusions: Hot tub, Gazebo
Property Listed By: PEOPLE 1st REALTY

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