



THE
A-TEAM

**RE/MAX
FIRST**

124 FIR Street, Fort McMurray T9K 0K2

MLS® #: **A2140726** Area: **Timberlea** Listing Date: **06/11/24** List Price: **\$349,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **6,395 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Front Yard,Level**
 Park Feat: **Driveway,Front Drive,Off Street,RV Access/Parking**

Finished Floor Area

Abv Sqft: **1,499**
 Low Sqft:
 Ttl Sqft: **1,499**

DOM

97
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Storage**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Piling(s)**
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Beamed Ceilings,Closet Organizers**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`5"	4pc Ensuite bath	Main	18`8" x 8`6"
Bedroom	Main	13`1" x 10`11"	Bedroom	Main	13`2" x 8`10"
Dining Room	Main	10`7" x 11`5"	Kitchen	Main	11`7" x 20`5"
Laundry	Main	9`6" x 8`9"	Living Room	Main	18`6" x 14`6"
Bedroom - Primary	Main	15`11" x 12`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0728309

Zoning:
RMH-1

Remarks

Pub Rmks:

Welcome to 124 Fir Street; This charming double-wide mobile home has no condo fees is conveniently situated in the heart of Timberlea. This home offers easy access to amenities, schools, parks, playgrounds, trail systems, bus routes and more. The heart of this home is its open-concept layout, seamlessly connecting the living room, dining area, and kitchen. The expansive windows allow for a ton of natural light that lends to a warm, inviting atmosphere, perfect for family gatherings and entertaining guests. The kitchen boasts modern appliances, ample counter space, and plenty of storage, making meal preparation a breeze. The adjacent dining area is perfect for both casual meals and formal dining and features a built-in hutch.??The home features three well-sized bedrooms, including the primary suite with a private bathroom with a large soaker tub and separate stand up shower. Each bedroom offers plenty of natural light and closet space. The property is located on a large 6,395 SF corner lot, providing extra privacy and space. The yard offers endless possibilities for outdoor activities, gardening, or creating your own outdoor oasis. The home also includes a laundry area, ample parking space with a paved front driveway, and central heating and cooling for year-round comfort. Other notable upgrades include a full roof and skylight replacement and a new hot water tank. Whether you're starting a family or looking for a spacious, comfortable living space, this home has everything you need. Schedule a viewing today and make this your new home sweet home!

Inclusions:
Property Listed By:

FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, WINDOW COVERINGS
The Agency North Central Alberta

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









