



THE
A-TEAM

**RE/MAX
FIRST**

104 COVENTRY Drive, Fort McMurray T9K2X4

MLS@#: **A2141981** Area: **Parsons North** Listing Date: **06/17/24** List Price: **\$414,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$5k, 01-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,220 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,515**
 Low Sqft:
 Ttl Sqft: **1,515**

DOM

91
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`7"	Dining Room	Main	9`3" x 13`3"
Foyer	Main	10`6" x 6`4"	Kitchen	Main	14`6" x 14`1"
Living Room	Main	11`10" x 15`2"	3pc Ensuite bath	Second	8`3" x 5`0"
4pc Bathroom	Second	8`0" x 4`11"	Bedroom	Second	9`1" x 11`3"
Bedroom	Second	11`7" x 9`11"	Bedroom - Primary	Second	11`5" x 12`3"
Walk-In Closet	Second	9`3" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1320225

Zoning:
ND

Remarks

Pub Rmks:

Modern Brand New Home by Cherrywood Homes! Nestled in the charming embrace of one of the most sought-after neighbourhoods, we are thrilled to present this exquisite NEW duplex. As you step through the front door, you'll be immediately captivated by the seamless open concept layout, thoughtfully designed to optimize both space and functionality. The generous living area effortlessly flows into the dining space and kitchen, creating an inviting ambiance for gatherings and entertainment. The kitchen Boast sleek modern cabinetry and a expansive island provides both a gathering point and a convenient prep space, perfect for whipping up delicious meals while engaging with family and friends. The upper level hosts three spacious bedrooms, each providing a serene retreat at the end of the day. The master suite, a true haven of relaxation, features a well-appointed en-suite bathroom with modern fixtures and finishes. Generous closet space ensures that storage is never a concern. This remarkable NEW duplex has Alberta new home warranty, \$5,000.00 appliance package and is a true masterpiece, blending modern design with comfort and functionality. Don't miss the opportunity to make it your own. Contact us today to schedule and embark on the journey to making this dream home yours!

Inclusions:
Property Listed By:

\$5,000.00 Appliance package
COLDWELL BANKER UNITED

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









