



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 MCINNES Street, Fort McMurray T9k2M8**

MLS® #: **A2143477**

Area: **Timberlea**

Listing Date: **06/21/24**

List Price: **\$179,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2003**

Finished Floor Area  
Abv Sqft: **1,205**  
Low Sqft:  
Ttl Sqft: **1,205**

Lot Information

Lot Sz Ar: **4,166 sqft**  
Lot Shape:

DOM

**87**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Modular Home**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **See Remarks**  
Int Feat: **Built-in Features,Closet Organizers,Open Floorplan,Pantry,Skylight(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`2" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 9`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 11`7"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$160**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-1**

Legal Desc: **0220695**

Remarks

Pub Rmks: **EXCELLENT OPPURTUNITY TO OWN AND STOP PAYING RENT UNDER \$200K. This home is move in ready, but you could do some cosmetic updates such as paint to make this home your own. This spacious 3-bedroom 2 full bathrooms home offers NO CARPET throughout. The living space offers a large living room, a fantastic kitchen where the cabinets have been refurbished. You additional built in hutches and cabinets in the kitchen and living room. The primary bedroom offers a walk-in closet and a full ensuite with jetted tub. The 3-rd. bedroom is oversized and offers a walk-in closet. The yard is fully fenced and landscaped and offers a garden shed. This home is located in Morgan Heights in Timberlea and is within walking distance of schools of all levels, parks, trails and more. Call today and schedule a viewing to make this opportunity your own!!**

Inclusions:  
Property Listed By: **As is, where is**  
**COLDWELL BANKER UNITED**

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