

149 TUNDRA Drive, Fort McMurray T9H5A4

MLS®#: **A2144747** Area: **Thickwood** Listing Date: **06/27/24** List Price: **\$795,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$30k, 27-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1998** Abv Sqft: **2,064**
 Lot Information Low Sqft:
 Lot Sz Ar: **15,070 sqft** Ttl Sqft: **2,064**
 Lot Shape:

DOM

81
Layout
 Beds: **4 (1 3)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **5**

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Treed,Wooded**
 Park Feat: **Garage Door Opener,Garage Faces Front,Heated Garage,Off Street,Paved,Quad or More Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`10" x 5`6"	5pc Ensuite bath	Main	8`10" x 10`4"
Office	Main	10`8" x 10`5"	Dining Room	Main	16`2" x 10`4"
Family Room	Main	17`7" x 15`11"	Foyer	Main	14`6" x 12`8"
Kitchen	Main	24`1" x 18`6"	Laundry	Main	10`4" x 6`4"
Living Room	Main	13`9" x 12`5"	Bedroom - Primary	Main	19`8" x 14`11"
3pc Bathroom	Basement	9`5" x 5`0"	4pc Bathroom	Basement	9`5" x 5`0"

**Bedroom
Bedroom**

**Basement
Basement**

**15`7" x 10`3"
15`7" x 9`8"**

**Bedroom
Game Room**
Legal/Tax/Financial

**Basement
Basement**

**15`7" x 10`3"
24`11" x 19`11"**

Title:
Fee Simple
Legal Desc:

9723087

Zoning:
PS

Remarks

Pub Rmks:

Welcome to 149 Tundra Drive, an executive bungalow that carries both luxury and elegance. Nestled in one of Fort McMurray's most exclusive neighbourhoods, this stunning home offers 4,011 sqft of total living space designed to perfection. Situated on a generous 15,070 sqft lot, the property is fully landscaped and surrounded by mature trees, providing privacy and serenity. Inside, the home boasts 4 spacious bedrooms and 4 full bathrooms, featuring high-end finishes such as herringbone tile in the ensuite. The grand great room, with its soaring 16' vaulted ceilings, creates an airy and open atmosphere. Adjacent is a cozy living room, ideal for family gatherings and relaxation. The chef-inspired kitchen, complete with granite countertops, a very large island, and ample storage, is perfect for culinary creators. A dedicated office space provides an ideal environment for remote work or quiet study. For entertainment and leisure, the home includes a large recreation room and two elegant gas fireplaces that add warmth and ambiance throughout. The exterior features an expansive 5-car attached garage with three 9' garage doors, offering plenty of space for vehicles and storage, while additional parking includes RV parking and space to accommodate up to 5 more vehicles. Outdoor amenities include gas BBQ hookups for easy outdoor entertaining and a walk-out basement for convenient access to the beautifully maintained yard. High-end finishes throughout, such as hardwood floors, custom tile and custom window coverings, further enhance the luxurious feel of this home. Located in a highly desirable neighbourhood, 149 Tundra Drive offers both convenience and exclusivity. This property is more than just a home; it's a lifestyle. With its luxurious amenities and prime location, this exquisite bungalow is a rare find in Fort McMurray. Don't miss the opportunity to make it your own.

Inclusions:
Property Listed By:

**Fridge, stove-top, built-in oven, microwave, dishwasher, washer and dryer, window coverings, A/C, garage door opener w/ remotes, garage heater
RE/MAX FORT MCMURRAY**

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