

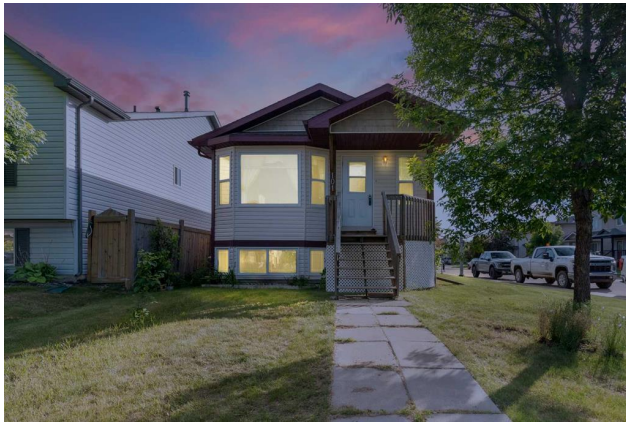


THE
A-TEAM

**RE/MAX
FIRST**

101 SALINE CREEK Way, Fort McMurray T9H 2k2

MLS®#: **A2145795** Area: **Timberlea** Listing Date: **07/04/24** List Price: **\$349,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,269 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,150**
 Low Sqft:
 Ttl Sqft: **1,150**

DOM

74
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Street Lighting,Yard Lights**
 Park Feat: **Additional Parking,Alley Access,Driveway,Off Street,On Street,Rear Drive,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Vinyl Siding**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,Open Floorplan,Pantry,Recessed Lighting,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 9`3"	4pc Bathroom	Main	8`5" x 4`11"
Bedroom	Main	8`10" x 13`2"	Bedroom	Main	8`3" x 10`0"
Dining Room	Main	12`3" x 10`4"	Kitchen	Main	8`5" x 12`5"
Living Room	Main	16`9" x 13`0"	Bedroom - Primary	Main	11`5" x 13`4"
4pc Bathroom	Basement	7`7" x 7`7"	Den	Basement	8`1" x 10`1"
Bedroom	Basement	9`11" x 12`5"	Bedroom	Basement	9`4" x 10`4"
Kitchen	Basement	11`6" x 9`9"	Game Room	Basement	19`7" x 17`11"

Furnace/Utility Room

Basement

7`9" x 8`10"

Storage
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:

Fee Simple

Legal Desc:

Zoning:

R1S

0425986

Remarks

Pub Rmks:

Check out this budget friendly & move-in ready raised bungalow in Timberlea located on a corner lot with space to build a garage pending RMWB approval! This home features +2000 sqft of interior living space including 5 beds + den, 3 full baths, and a fully developed basement. As you walk through the front door, you're welcomed by an open concept floor plan, freshly painted walls, and new laminate flooring. The living room, dining area & kitchen flow seamlessly together making this the perfect space for hosting guests. The kitchen is equipped with modern white cabinetry and a corner pantry with plenty of storage space! Down the hall are three bedrooms including the master with a 3pc ensuite & walk-in closet. The master bedroom also has an exterior door where you could build a large wrap around deck to elevate your outdoor living space. Next to the front entrance, is a privacy door leading into the basement providing a level of separation from the upper level. Because this is a raised bungalow, the windows are large making this space feel above ground. The basement offers a large family/rec room, kitchenette, 2 bedrooms plus a den, and a 4pc bath with a tub/shower combo. As you head outside, there is a good sized backyard with back alley access & additional/RV parking. This is one of the most affordable detached homes in Timberlea and is available for immediate possession. Schedule a showing today!

Inclusions:

Property Listed By:

Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

KIC Realty

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