



THE
A-TEAM

**RE/MAX
FIRST**

209 WATERHOUSE Street, Fort McMurray T9K2T1

MLS® #: **A2146386**

Area: **Timberlea**

Listing Date: **08/01/24**

List Price: **\$289,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 20-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**
Lot Information
Lot Sz Ar: **3,970 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,516**
Low Sqft:
Ttl Sqft: **1,516**

DOM

48
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking
Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard,Front Yard,See Remarks**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Pillar/Post/Pier**

Kitchen Appl: **Central Air Conditioner,Dryer,Gas Water Heater,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Open Floorplan,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	18`9" x 17`2"	Living Room	Main	18`9" x 14`4"
Bedroom - Primary	Main	16`10" x 12`11"	4pc Ensuite bath	Main	16`10" x 5`4"
Laundry	Main	9`3" x 7`4"	Bedroom	Main	9`5" x 13`3"
Bedroom	Main	9`3" x 11`3"	4pc Bathroom	Main	7`10" x 5`1"
Walk-In Closet	Main	4`9" x 8`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0421063

Zoning:
RMH

Remarks

Pub Rmks: **NO CONDOMINIUM FEES, Welcome to Meadowbrook in Timberlea. Boasting over 1500 sq feet of living space, fantastic opportunity to enjoy the benefits of owning a beautiful & spacious Modular on its own land in a prime location. Fully fenced yard. Private & quiet area. Open concept with vaulted ceilings, Boasting Laminate flooring. Bright & Spacious Kitchen with loads of cupboards & counter space. Separate laundry room. 3 bedrooms & 2 Full bathrooms, Master bedroom features Beautiful ensuite bath with corner soaker tub, linen closet & a walk in closet. 2 spare rooms at opposite end with another full bathroom. Spacious Entrance with over sized walk in closet, New roof & Siding on Modular & Shed in 2017 , New Central Air Conditioner 2022, New Hot water tank 2023 , Newer Washer & Dryer, all appliances, Central Air Conditioner, Shed. Fully fenced yard boasting a 2 tired deck & shed. IMMEDIATE POSSESSION , Call today for your private showing.**

Inclusions:
Property Listed By: **COLDWELL BANKER UNITED**

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



