



THE
A-TEAM

**RE/MAX
FIRST**

7415 RAILWAY Avenue, Fort McMurray T9H1C2

MLS®#: **A2147342** Area: **Waterways** Listing Date: **07/10/24** List Price: **\$399,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **4,500 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,540**
 Low Sqft:
 Ttl Sqft: **1,540**

DOM

68
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	23`1" x 22`2"	Family Room	Main	14`2" x 24`11"
3pc Bathroom	Main		4pc Bathroom	Second	
Bedroom - Primary	Second	10`10" x 13`2"	Bedroom	Second	10`7" x 9`1"
Bedroom	Second	10`8" x 9`3"	Bedroom	Main	8`7" x 12`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **3969ET**

Zoning: **R1M**

Remarks

Pub Rmks: **Sky high ceilings make for a beautiful, bright and spacious feel as you first enter this unique rear a-frame design. The layout on the main floor offers two huge living rooms with modern grey vinyl plank throughout. The kitchen offers lots of storage with a large pantry and is complete with an eat up bar in addition to a sepeate dingin area. On the back side of the home there is a bedrron adjacent to a full bathroom. Upstairs you will find a 4 piece bathrrrom and three great sized bedrooms. This peaceful location is a great location to raise your family with an an outdoor arena just down the street and the popular Howard Pew Spray park and playground less than one block away. Come and experience life in peaceful and quiet Waterways, away from the hustle and bustle of city life.**

Inclusions: **N/A**
 Property Listed By: **3% REALTY FORT MCMURRAY**

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