



THE
A-TEAM

**RE/MAX
FIRST**

129 CINNAMON Street, Fort McMurray T9K 2R9

MLS®#: **A2147463**

Area: **Timberlea**

Listing Date: **07/06/24**

List Price: **\$389,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$12, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Lot Sz Ar:

3,401 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,485

Low Sqft:

Ttl Sqft:

1,485

DOM

72

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"
4pc Ensuite bath	Upper	8`8" x 4`11"
Bedroom	Upper	10`5" x 10`2"
3pc Bathroom	Basement	5`0" x 9`2"
Bedroom	Basement	8`4" x 11`11"

Room	Level	Dimensions
4pc Bathroom	Upper	8`8" x 5`0"
Bedroom	Upper	12`2" x 9`8"
Bedroom - Primary	Upper	16`1" x 13`1"
Bedroom	Basement	13`1" x 11`11"

Legal/Tax/Financial

Condo Fee:
\$191

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0425682**

Remarks

Pub Rmks: **AFFORDABLE OPPORTUNITY FOR A DETACHED HOME WITH 5 BEDROOM 4 BATHROOM AND ATTACHED DOUBLE HEATED GARAGE, BRAND NEW CENTRAL A/C and situated in a quiet street in Timberlea! Step inside this open-concept home filled with natural light where the spacious foyer leads you to the bright living room with a corner gas fireplace. The kitchen has plenty of cupboard and counter space, with updated countertops. The dining area offers a full view of your backyard and large deck. Upstairs is the large Primary bedroom with a full ensuite ensuite and walk-in closet. Two more bedrooms and a 4pc bathroom are upstairs. The fully finished basement has two more bedrooms and a 3pc bathroom. Added bonus, central a/c. and a fenced and landscaped yard with rear deck! This family home is minutes from schools, bus routes, Timberlea Athletic Park and is close to shopping, children's playgrounds and walking trails!**

Inclusions:
Property Listed By: **fridge, stove, dishwasher, washer, dryer
COLDWELL BANKER UNITED**

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