



THE
A-TEAM

**RE/MAX
FIRST**

105 CORMORANT Place, Fort McMurray T9K 0R2

MLS®#: **A2148214** Area: **Eagle Ridge** Listing Date: **07/12/24** List Price: **\$649,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 16-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **5,227 sqft**
 Lot Shape: **0.00X0.00**

Finished Floor Area
 Abv Sqft: **2,783**
 Low Sqft:
 Ttl Sqft: **2,783**

DOM

97
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Standard Shaped Lot,Street Lighting,Rectangular Lot,See Remarks**
 Park Feat: **Concrete Driveway,Double Garage Attached,Heated Garage,Multiple Driveways,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Hot Water,Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Built-in Features,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Sump Pump(s),Walk-In Closet(s),Wired for Sound**
 Utilities: **Electricity Available,Natural Gas Available,Garbage Collection,Sewer Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dinette	Main	12`1" x 15`4"	Kitchen	Main	13`8" x 17`11"
Living Room	Main	20`7" x 17`6"	Bedroom	Upper	10`6" x 13`4"
Bedroom	Upper	12`4" x 10`1"	Family Room	Upper	23`0" x 22`7"

Bedroom - Primary
Storage
2pc Bathroom
4pc Bathroom

Upper
Basement
Main
Basement

16`6" x 13`1"
18`2" x 10`8"
0`0" x 0`0"
0`0" x 0`0"

Game Room
5pc Ensuite bath
4pc Bathroom

Basement
Second
Second

31`11" x 27`0"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0920355

Zoning:
R1

Remarks

Pub Rmks: **105 Cormorant place- This beautiful 2 storey home is located in a quiet cul de sac with an oversized double car garage featuring infloor heated. Inside you will be greeted with a large front foyer offering oversized tile flooring and leading to a n open concept floor plan. The living room area is oversized with an Abundance of natural lighting , gorgeous hardwood flooring and a gas fireplace with stone surround and built in cabinets. The massive kitchen features lots of countertop and cupboard space with undermount lighting and finished off with crown molding. Your dream kitchen also has stainless steal appliances, a large eat up island and granite countertops, it is also fully equipped with an oversized pantry with built in shelving. The large dinette area features an Abundance of natural lighting with lots of windows, oversized tile flooring and direct access to your covered deck with gas hook up for your bbq and your fenced and landscaped backyard. The main floor is also equipped with a two piece powder room and full laundry room that provides extra storage space and recessed cabinets. Upstairs is a massive bonus room located over the garage with a gas fireplace, high ceilings, surround sound and hook ups for a theatre system and stunning hardwood flooring. The upstairs offers 2 large bedrooms , a full 4 piece main bathroom. Your primary suite is an escape!! It has its own fireplace with sitting area, the sitting area offers direct access to its own separate deck. Your primary suite has a full 5 piece ensuite with dual sinks, extra cabinetry with soft cushion drawers, a corner air jet tub & a separate steam shower with body jets; you will also see a massive walk in closet with built in cabinetry. The basement is fully developed with a full bathroom, large rec room with higher end gym mat flooring. The basement is equipped with a separate entrance through the garage; it features full sized windows giving ample natural lighting, in floor heat, lots of storage, washer and dryer hook ups in the utility room; high ceilings and room to complete another bedroom. This is also a 'SMART' home that is also wired for sound through out ; hot water on demand, oversized finished garage with in floor heat, water hook ups and a central vac outlet in the garage. There is so much to see, CALL to book your personal viewing today!**

Inclusions: **Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, A/C, infloor heat in garage and basement, central vac, garage door opener plus 1 remote.**

Property Listed By: **COLDWELL BANKER UNITED**

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





