



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**193 ELM Street, Fort McMurray T9K 0K1**

MLS®#: **A2148300**

Area: **Timberlea**

Listing Date: **07/10/24**

List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2008**

Finished Floor Area

Abv Sqft: **1,258**

Low Sqft:

Ttl Sqft: **1,258**

Lot Information

Lot Sz Ar: **5,804 sqft**

Lot Shape:

DOM

**68**

Layout

Beds: **5 (3 2 )**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Landscaped,Private**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Entrance,Private Yard,Storage**

Construction:

**Concrete,See Remarks,Wood Frame**

Flooring:

**Carpet,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Freezer,Microwave,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>16`9" x 24`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>16`5" x 25`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>31`2" x 33`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>36`9" x 37`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>41`8" x 34`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>41`8" x 34`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>20`4" x 40`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>43`0" x 47`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>43`4" x 55`1"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>23`7" x 20`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>41`0" x 58`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>46`3" x 36`1"</b>
<b>Family Room</b>	<b>Basement</b>	<b>24`11" x 58`9"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>25`3" x 58`9"</b>

**Laundry**                      **Basement**                      **36`5" x 39`8"**                      Legal/Tax/Financial

Title:                                      Zoning:                                      **R1**  
**Fee Simple**  
Legal Desc:                      **0728309**

Remarks

Pub Rmks:                      **\$10,000 on upgrades on the home, new basement flooring, paint in the basement which is now vacant and easy to show. This now no carpet home is sure to wow you! This beautiful home in Timberlea has everything you need. Nothing to do but move right in. A quiet cul de sac is great for the kids. This home is immaculately kept. SEPARATE entrance to the 2 bedroom illegal suite with full kitchen, furnished, separate laundry. This home has everything you need. A great yard for the kids,. The chef in the house will love the big eat in kitchen, storage and counter space. Attention to detail in this home and Newfoundland clean. If you are looking for a property with a suite, big garage and well manicured lawn, this is it! There are two sheds in the yard for extra storage. Check out the 360 tour and detailed floor plans. New updated photos.**

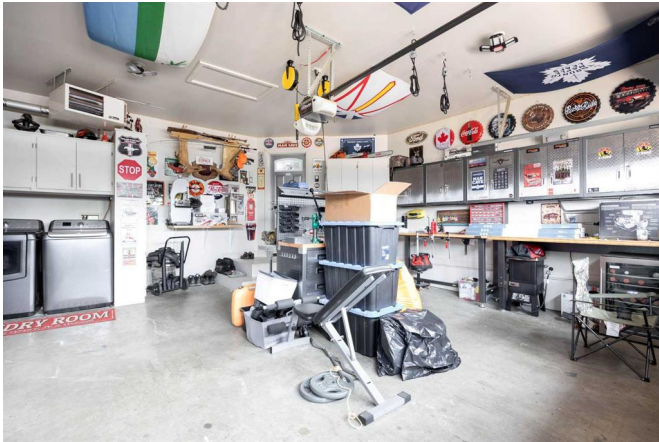
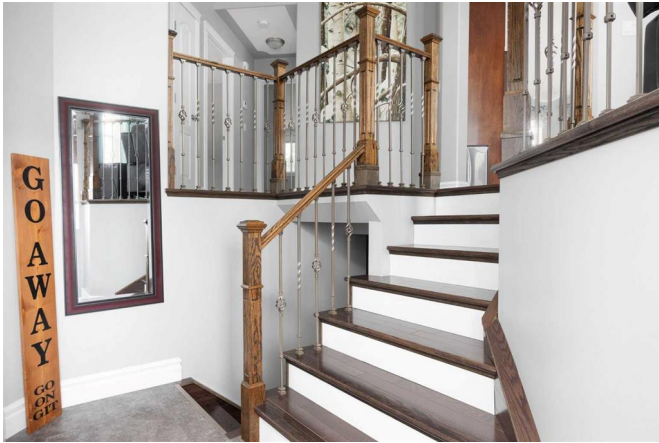
Inclusions:  
Property Listed By:                      **Fridge x2, stove x2, dishwasher x2, microwave x2, washer x2, dryer x2, garage heater, air conditioning, garage door opener & 2 remotes, tv x4, RE/MAX FORT MCMURRAY**

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











193 Elm St, Fort McMurray, AB

Main Floor Exterior Area 1238.74 sq ft  
Interior Area 1177.24 sq ft  
Excluded Area 442.09 sq ft



PREPARED: 2024/07/09

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

193 Elm St, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1129.71 sq ft  
Interior Area 1002.21 sq ft



PREPARED: 2024/07/09

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.