



THE
A-TEAM

**RE/MAX
FIRST**

124 CARD Crescent, Fort McMurray T9K2H6

MLS® #: **A2148366** Area: **Timberlea** Listing Date: **07/10/24** List Price: **\$94,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$3k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **4,023 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,203**
 Low Sqft:
 Ttl Sqft: **1,203**

DOM

135
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Modular Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **See Remarks**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **None**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	12`8" x 11`6"
Bedroom	Main	10`10" x 7`6"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	12`0" x 7`9"
Kitchen	Main	17`3" x 9`11"

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **Welcome home to this charming, manufactured home with a spacious yard and an oversized deck perfect for outdoor entertaining. This lovely home boasts three bedrooms and two bathrooms. Step inside to discover a large kitchen with ample counter space and storage, perfect for preparing delicious meals and a welcoming sized dining room for family and friends to enjoy your time together. The cozy living room is highlighted by a wood burning stove, perfect for snuggling up on chilly evenings. The bedrooms are all a great size with adjoining bathroom. The rustic interior design adds a touch of warmth and charm to this home. With a little TLC this could be a fantastic home! Don't miss the opportunity to make this abode your own!**

Inclusions:
Property Listed By: **ADDENDUM A TO ACCOMPANY ALL OFFERS
RE/MAX FORT MCMURRAY**

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





