



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 CARD Crescent, Fort McMurray T9K2H6**

MLS® #: **A2148366**      Area: **Timberlea**      Listing Date: **07/10/24**      List Price: **\$104,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$13k, 23-Aug**      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

**68**  
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           |
|--------------------------|-------------|----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b> | <b>0`0" x 0`0"</b>   |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>12`8" x 11`6"</b> |
| <b>Bedroom</b>           | <b>Main</b> | <b>10`10" x 7`6"</b> |

| Room                | Level       | Dimensions           |
|---------------------|-------------|----------------------|
| <b>4pc Bathroom</b> | <b>Main</b> | <b>0`0" x 0`0"</b>   |
| <b>Bedroom</b>      | <b>Main</b> | <b>12`0" x 7`9"</b>  |
| <b>Kitchen</b>      | <b>Main</b> | <b>17`3" x 9`11"</b> |

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**