



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 COUTURE Lane, Fort McMurray T9K 1X3**

MLS®#: **A2150680**      Area: **Timberlea**      Listing Date: **07/18/24**      List Price: **\$299,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$10k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **4,237 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,224**  
 Low Sqft:  
 Ttl Sqft: **1,224**

DOM

**91**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Mobile**

Parking

Ttl Park: **4**  
 Garage Sz:

Access:  
 Lot Feat: **Front Yard,Lawn,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Storage**      Fnd/Bsmt: **Block**  
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Skylight(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 14`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 14`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`3" x 8`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`10" x 11`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 11`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 8`2"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**9824993**

**RMH**

Remarks

Pub Rmks: **Amazing pride of ownership in this home! Wonderfully maintained, and the updates and upgrades are awesome! Here is the list, majority done within the last year: New Hot Water Tank, July 2024, New Heat Trace 2022, New Windows 2017. New Roof, New Skylight and New Skirting and Siding, 2020. Within the last year: Hardwood refinished, new vinyl plank, new light fixtures, updated trim throughout, home has been freshly painted throughout, and the decks have been freshly painted as well. Fridge, Microwave and Dishwasher are new, new fence, new ceiling fans throughout. New interior doors, new screens in screen doors, new metal floor vents throughout the home, and new back splash in the kitchen. There is easily parking for 4 vehicles in the driveway, and remember...there are no condo fees here! Move in and have peace of mind, that all you need to do with this home, is ENJOY it. Call today for your own private time to see it**

Inclusions: **Fridge, Stove, Washer, Dryer, Dishwasher, OTR Microwave, dining room table and 4 chairs, ceiling fans, all window coverings and blinds, shelving unit in main bathroom, shed.**

Property Listed By: **RE/MAX FORT MCMURRAY**

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





