



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

Finished Floor Area

Lot Sz Ar:

4,237 sqft

Lot Shape:

Abv Sqft:

1,224

Low Sqft:

Ttl Sqft:

1,224

DOM

156

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Front Yard,Lawn,Low Maintenance Landscape,Landscaped
Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

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
Kitchen	Main	14`10" x 14`10"
Laundry	Main	10`3" x 8`4"
4pc Ensuite bath	Main	
Bedroom	Main	9`2" x 11`5"

Room	Level	Dimensions
Living Room	Main	14`10" x 14`0"
Bedroom - Primary	Main	14`10" x 11`11"
4pc Bathroom	Main	
Bedroom	Main	9`1" x 8`2"

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**



