



THE
A-TEAM

**RE/MAX
FIRST**

199 ALEXANDER Crescent, Fort McMurray T9J1M2

MLS® #: **A2151403** Area: **Abasand** Listing Date: **09/20/24** List Price: **\$540,000**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **6,472 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,250**
 Low Sqft:
 Ttl Sqft: **1,250**

DOM

27
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Greenbelt,Landscaped,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Off Street,Plug-In,Secured,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,None**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Private Yard,Storage**

Construction: **Metal Siding ,Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Vinyl Plank**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Water Heater,Microwave,Range,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Pantry,Steam Room,Sump Pump(s),Suspended Ceiling,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Fiber Optics Available,Garbage Collection,High Speed Internet Available,Phone Connected,Sewer Connected,Underground Utilities,Water Connected**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|-----------------|------------------|----------|---------------|
| Dining Room | Main | 19`2" x 8`11" | Kitchen | Main | 13`6" x 10`5" |
| Bedroom - Primary | Main | 17`10" x 13`6" | 4pc Bathroom | Main | 9`5" x 4`10" |
| Bedroom | Main | 11`11" x 10`10" | 3pc Ensuite bath | Main | 9`9" x 7`10" |
| Walk-In Closet | Main | 11`1" x 10`10" | Bedroom | Basement | 11`6" x 16`6" |

Bedroom
Game Room
3pc Bathroom

Basement
Basement
Basement

11`7" x 11`8"
18`3" x 15`5"
12`0" x 10`6"

Bedroom
Kitchen

Basement
Basement

11`7" x 11`8"
11`2" x 12`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0225125

Remarks

Pub Rmks:

Welcome to your sanctuary in the heart of Abasand. This 5-bedroom, 3-bathroom home is a true oasis. 2 bedrooms up 3 bedrooms down with an illegal basement suite, Double attached garage and backing onto open green space. Abasand has the OHV pilot program in place so you can be on the trails in seconds right from your backyard. The main floor features an open concept living room, dinning, kitchen with walk in pantry and vaulted ceilings. Master suite has its own ensuite bathroom for added comfort and privacy. Double sink vanity, walk in shower and steam shower, and to top it off you have a huge walk in closet. To finish off the main floor is the 2nd bedroom and main bathroom. Downstairs, the basement offers 3 bedrooms.(Basement bedrooms do not have closets) full kitchen, washroom, laundry room and living room. The double heated garage has a sink and urinal, that way you can keep all the mess in the garage. Driveway can easily park 3 vehicles. The home had all new siding, singles, eavestroughs and attic insulation replaced in 2017. After a long day at work you can retreat to your low maintenance back yard that has a Over sized balcony and firepit area. For all your extra garden tools and equipment you will have ample storage with the over sized shed and covered storage under the deck. This home is in close proximity to two schools, a gas station, strip mall, walking trails, parks, outdoor skating rink and sport courts.

Inclusions:

Fridge x2, Stove X2, Dishwasher, Built in Microwave, Front load washer/dryer, Garage door opener remote, built in speaker system in the living room, Pavilion on back deck

Property Listed By:

Royal Lepage Network Realty Corp.

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









