



THE
A-TEAM

**RE/MAX
FIRST**

252 BELGIAN Green, Fort McMurray T9H 5M6

MLS® #: **A2153170** Area: **Prairie Creek** Listing Date: **07/29/24** List Price: **\$325,000**
 Status: **Active** 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: **4,173 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,216**
 Low Sqft:
 Ttl Sqft: **1,216**

DOM

175
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Mobile**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Street Lighting,Rectangular Lot,Zero Lot Line**
 Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Laminate Counters,Open Floorplan,Pantry,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`2" x 14`8"	4pc Bathroom	Main	8`10" x 5`3"
Bedroom	Main	8`10" x 8`2"	Living Room	Main	15`9" x 14`8"
Kitchen	Main	20`2" x 8`2"	Dining Room	Main	11`6" x 6`7"
Laundry	Main	8`6" x 8`2"	Bedroom - Primary	Main	11`10" x 14`8"
4pc Ensuite bath	Main	5`3" x 8`2"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **RMH**
 Legal Desc: **0125795**

Remarks

Pub Rmks: **Your detached home with 12' x 20' garage & fully fenced yard awaits! 252 Belgian Green is 3 bedroom, 2 full bathroom home with an open concept floor plan, and lots of natural light. At the front of the home you will find two good sized bedrooms and a 4pc main bathroom. Laminate hardwood runs through to the living room that features vaulted ceiling and ceiling fan. The kitchen and dining are open and spacious, featuring off-white cabinets, large pantry and stainless steel appliances. Off the kitchen is the laundry room/separate entrance for added convenience. The primary bedroom is located at the end of the home with 4pc ensuite and large walk in closet. Outside, there is a beautiful deck, paver stones, and gate to bring in your toys to the back garage. You will also find a garden shed behind the home. The garage is 12'x20' with insulated walls and partially insulated roof. It sits on a concrete pad and has 2x 1500 watt electric heaters. Furnace replaced 2 years ago, hwt replaced 3 years ago, fridge 2016, vinyl siding, shingles, skylight and south and 1 west facing redone in 2008. No condo fees! Call today for more info!**

Inclusions: **n/a**
 Property Listed By: **COLDWELL BANKER UNITED**

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









