



THE
A-TEAM

**RE/MAX
FIRST**

194 PACIFIC Crescent, Fort McMurray T9K 0E6

MLS® #: **A2153286**

Area: **Timberlea**

Listing Date: **07/29/24**

List Price: **\$409,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 25-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar: **3,766 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,200**
Low Sqft:
Ttl Sqft: **1,200**

DOM

51
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard**

Construction: **See Remarks**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Main	10`8" x 9`10"
Bedroom	Basement	13`1" x 8`11"
Eat in Kitchen	Basement	12`2" x 12`6"
Dining Room	Main	8`1" x 10`8"
Living Room	Basement	14`10" x 14`7"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	8`5" x 10`8"
Bedroom	Basement	14`10" x 10`7"
Bedroom - Primary	Main	12`9" x 9`10"
Kitchen	Main	11`1" x 101`0"
Living Room	Main	16`4" x 14`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0621383

Remarks

Pub Rmks: **WOW! Investor Alert! 2 Bedroom LEGAL SUITE with tenant in place, is the PERFECT mortgage helper. Live upstairs and reap the rewards of a basement generating income! The main floor is open concept with 3 bedrooms, 2 bathrooms and the kitchen has a eat up breakfast bar with faux stainless appliances, and skylights to let the natural light in. The basement is developed with SEPARATE ENTRANCE, in floor heat, 2 bedrooms, spacious family room and kitchen and full bathroom. There is a common laundry with dual stackable sets of laundry machines. This home is priced to sell and will go quick! Call today to view. 24 hour notice is required for basement tenant.**

Inclusions:
Property Listed By: **Fridge x 2, stove x 2, dishwasher, washer/dryer x 2
RE/MAX FORT MCMURRAY**

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