



THE
A-TEAM

**RE/MAX
FIRST**

109 ROY Lane, Fort McMurray T9J 1L9

MLS® #: **A2153589** Area: **Abasand** Listing Date: **08/05/24** List Price: **\$449,888**
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,515 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **967**
 Low Sqft:
 Ttl Sqft: **967**

DOM

44
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

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

Access:
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Private**
 Park Feat: **Double Garage Detached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer,Sewer**
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Quartz Counters,See Remarks,Vaulted Ceiling(s),Vinyl Windows**
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	6`2" x 12`10"	Bedroom	Main	8`8" x 10`1"
Bedroom - Primary	Main	12`7" x 13`1"	4pc Bathroom	Basement	6`10" x 10`0"
Bedroom	Basement	10`5" x 12`3"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R1P

Legal Desc:

0226274

Remarks

Pub Rmks:

FULLY DEVELOPED 2017 BUILT BILEVEL IN A CUL DE SAC IN ABASAND. WITH A DETACHED HEATED DOUBLE GARAGE WITH 10 FT CEILINGS AND 8FT DOOR. This home is perfectly located on a fully fenced and landscaped lot, and offers quick and direct access for those who love to quad and ski doo on the Abasand trails. Inside this spacious home you have a front foyer that leads to your open concept living area with VAULTED CEILINGS, loads of windows, front great room, eat in kitchen, featuring loads of cabinets, granite counter tops, glass back splash, stainless appliances, and pantry. The living area features no carpet, just luxury laminate floors. The ,main level offers 3 bedrooms up, and full bathroom. The Primary bedroom has a large closet with built in shelves. The Fully developed basement offers a large family room, large above ground windows, a bedroom and full bathroom with tile floors and quartz countertops. This level has the addition of a laundry room and tons of storage. Other features of this home include over 1800 sq ft of living space, CENTRLA A/C, vinyl plank floors in the family room, and you are in the heart of Abasand, which is voted Fort McMurray's favorite neighbourhood. Call to schedule your personal tour today.

Inclusions:

fridge, stove, dishwasher, washer, dryer, microwave, window blinds, garage heater, central a/c

Property Listed By:

COLDWELL BANKER UNITED

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