



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 RYAN Lane, Fort McMurray T9J1L8**

MLS® #: **A2153732**

Area: **Abasand**

Listing Date: **07/31/24**

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: **2,999 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,542**  
Low Sqft:  
Ttl Sqft: **1,542**

DOM

**49**  
Layout  
Beds: **6 (3 3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Yard, Landscaped**  
Park Feat: **Alley Access, Off Street**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

| <u>Room</u>         | <u>Level</u>    | <u>Dimensions</u>    | <u>Room</u>              | <u>Level</u>    | <u>Dimensions</u>    |
|---------------------|-----------------|----------------------|--------------------------|-----------------|----------------------|
| <b>2pc Bathroom</b> | <b>Main</b>     | <b>6`2" x 4`11"</b>  | <b>Dining Room</b>       | <b>Main</b>     | <b>19`1" x 9`7"</b>  |
| <b>Kitchen</b>      | <b>Main</b>     | <b>16`7" x 16`5"</b> | <b>Living Room</b>       | <b>Main</b>     | <b>16`7" x 16`2"</b> |
| <b>4pc Bathroom</b> | <b>Second</b>   | <b>8`4" x 5`0"</b>   | <b>Bedroom</b>           | <b>Second</b>   | <b>12`4" x 8`9"</b>  |
| <b>Bedroom</b>      | <b>Second</b>   | <b>12`7" x 9`11"</b> | <b>Bedroom - Primary</b> | <b>Second</b>   | <b>13`6" x 13`2"</b> |
| <b>4pc Bathroom</b> | <b>Basement</b> | <b>8`2" x 5`0"</b>   | <b>Bedroom</b>           | <b>Basement</b> | <b>11`4" x 9`9"</b>  |

**Bedroom**                      **Basement**                      **8`9" x 8`3"**                      **Bedroom**                      **Basement**                      **8`9" x 8`3"**  
Legal/Tax/Financial

Title:    Zoning:  
**Fee Simple**    **R1P**  
Legal Desc:    **0221156**    Remarks

Pub Rmks:    **This home is more than just a place to live; it's a gateway to a lifestyle filled with adventure, comfort, and convenience. Whether you're savoring the light-filled dining area, exploring the outdoors, or enjoying the community's amenities, 125 Ryan Lane offers something special for everyone. With 6 bedrooms and 3 bathrooms, this home easily accommodates large or growing families. A large kitchen is the home's heart, perfect for cooking and entertaining. Featuring ample counter space and storage. 125 Ryan Lane offers a lifestyle of convenience and adventure. Situated near exceptional fishing spots and recreational trails, it's a haven for outdoor enthusiasts. The family-friendly cul-de-sac location ensures a safe and welcoming environment for children to play and neighbours to connect. The neighbourhood boasts quality schools, making it an ideal choice for families. With the addition of parks and an ice rink, there's always something to do, fostering a strong sense of community and belonging. Don't miss the opportunity to make 125 Ryan Lane your new home. Experience the best of Abasand living, where nature's beauty meets community charm.**

Inclusions:    **Fridge, stove, OTR microwave, dishwasher, washer and dryer, A/C**  
Property Listed By:    **RE/MAX FORT MCMURRAY**

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