



THE
A-TEAM

**RE/MAX
FIRST**

152 WEBB Drive, Fort McMurray T9H 5H5

MLS®#: **A2155963** Area: **Wood Buffalo** Listing Date: **08/08/24** List Price: **\$419,888**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,005 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **961**
 Low Sqft:
 Ttl Sqft: **961**

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Split Level**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,Pantry,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	6`7" x 7`9"	Bedroom	Upper	9`11" x 8`5"
Bedroom	Upper	12`3" x 11`1"	Bedroom - Primary	Upper	11`2" x 11`7"
3pc Bathroom	Basement	9`4" x 5`1"	Den	Basement	14`3" x 9`6"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1**

Legal Desc: **0021016**

Remarks

Pub Rmks: **FRONT AND REAR PARKING ON THIS FRESHLY PAINTED HOME WITH A DETACHED DOUBLE GARAGE IN WOOD BUFFALO! This spacious split level is fully finished and offers a great floor plan with VAULTED CEILINGS, FRESH WHITE PAINT ON MAIN AND UPPER LEVEL. Main level offers a front foyer that leads to your bright living room, then a great-sized eat-in kitchen with white cabinets, updated appliances, and a dining nook with garden doors to your rear yard and deck. The Upper level overlooks the main and offers 3 bedrooms and a full 4 pc bathroom. The 3rd level is fully finished and features a 4th bedroom with full ensuite. In addition, you have a large family room. This home has a ton of storage room and laundry room with an updated washer and dryer. The exterior of this home offers a front driveway, front veranda, and a fully fenced and landscaped yard with gardens. In addition you have a DETACHED DOUBLE GARAGE that walls have been insulated and electrical wiring complete and has rear alley access. Added bonus is a garden shed, and CENTRAL A/C. This home is located in the beautiful subdivision of Wood Buffalo, just a minutes drive to The Thickwood Golf course and in walking distance to trails, children's water park and more. Call today and schedule your personal tour.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, central a/c, shed**
Property Listed By: **COLDWELL BANKER UNITED**

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