



THE
A-TEAM

**RE/MAX
FIRST**

193 O'COFFEY Crescent #32, Fort McMurray T9K 0B7

MLS®#: **A2156308**

Area: **Timberlea**

Listing Date: **08/08/24**

List Price: **\$309,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,067 sqft**
Lot Shape:

Access:

Lot Feat: **Greenbelt, No Neighbours Behind**
Park Feat: **Double Garage Attached, Driveway**

Finished Floor Area

Abv Sqft: **1,473**

Low Sqft:

Ttl Sqft: **1,473**

DOM

41

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**
Int Feat: **Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10' 11" x 8' 3"
Living Room	Main	12' 11" x 14' 0"
Bedroom - Primary	Upper	13' 3" x 13' 9"
4pc Bathroom	Upper	9' 6" x 9' 2"
Bedroom	Upper	10' 5" x 13' 0"
3pc Bathroom	Lower	5' 9" x 8' 5"

Room	Level	Dimensions
Dining Room	Main	10' 11" x 5' 6"
2pc Bathroom	Main	0' 0" x 0' 0"
3pc Ensuite bath	Upper	9' 6" x 8' 10"
Bedroom	Upper	12' 5" x 11' 6"
Game Room	Lower	19' 10" x 13' 3"

Legal/Tax/Financial

Condo Fee:
\$477

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **0821936**

Remarks

Pub Rmks: **Welcome to Delaney Square, an executive style townhome with gorgeous greenbelt views in Timberlea. This well-kept home features hardwood and tile floors, an open concept floor plan, a kitchen with stainless steel appliances and ample cupboard space, and a cozy living room with a gas fireplace and large windows that fill the space with natural light. Upstairs, you'll find three generously sized bedrooms, convenient upstairs laundry, and a spacious ensuite bath complete with in-floor heating and a walk-in closet. Enjoy the comfort of central air conditioning and the convenience of a gas hook up for your barbecue. All three bathrooms also boast in-floor heating for those cold winter months. The professionally finished basement offers a fantastic rec room and a full bathroom. This home also comes with an attached double garage and is located within a gated community, providing an extra layer of security and peace of mind. For sports lovers and families, the home is situated next to the Syncrude Athletic Park. Visitor parking is also available for when guests come to visit. Don't miss out on this fantastic opportunity to own a beautiful and spacious townhome in a prime location!**

Inclusions: **N/A**
Property Listed By: **EXP REALTY**

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









