



THE
A-TEAM

**RE/MAX
FIRST**

61 ALBERTA Drive, Fort McMurray T9H 1P6

MLS®#: **A2156362**

Area: **Downtown**

Listing Date: **08/16/24**

List Price: **\$435,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1966**

Finished Floor Area
Abv Sqft: **1,164**
Low Sqft:
Ttl Sqft: **1,164**

DOM

33
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **8,147 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,Many Trees,See Remarks**
Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	11`4" x 8`5"
Bedroom	Main	10`0" x 9`2"
Living Room	Main	13`6" x 15`0"
4pc Bathroom	Basement	7`3" x 6`10"
Kitchen	Basement	10`7" x 10`9"
Furnace/Utility Room	Basement	6`6" x 13`10"

Room	Level	Dimensions
Bedroom	Main	10`1" x 9`2"
Kitchen With Eating Area	Main	11`4" x 17`10"
Bedroom - Primary	Main	11`4" x 12`5"
Bedroom	Lower	10`3" x 8`10"
Game Room	Basement	11`1" x 17`2"
Bedroom	Lower	13`6" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2269NY

Zoning:
R1

Remarks

Pub Rmks: **Welcome to this spacious 5-bedroom, 2-bathroom home, perfect for those seeking ample living space and practical features. The home offers generously sized bedrooms and the convenience of laundry facilities on both the main floor and in the basement. The lower level also includes a full kitchen, ideal for extended family or guests. Car enthusiasts RV owners will appreciate the huge 36'x24' detached garage, which is powered, heated, and provides plenty of room for storage or workspace. There's also RV parking space on the property, making it a great fit for families with multiple vehicles or recreational toys. While this home has a charming, older feel, it offers great potential for customization if you truly desire but not necessary as is it has been well kept. With its functional layout and unique features, this property is ready for its new owner.**

Inclusions: **Main Floor: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer. Basement: Fridge, Stove, Microwave, Dishwasher**
Property Listed By: **COLDWELL BANKER UNITED**

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