



THE
A-TEAM

**RE/MAX
FIRST**

108 FOX Crescent, Fort McMurray T9K0C2

MLS®#: **A2156717**

Area: **Timberlea**

Listing Date: **08/12/24**

List Price: **\$434,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$14k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2006**
Lot Information
Lot Sz Ar: **3,485 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,306**
Low Sqft:
Ttl Sqft: **1,306**

DOM

37
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Rain Gutters,Storage**

Construction:
Mixed
Flooring:
Laminate,Tile,Wood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Lower	10`8" x 17`6"	4pc Bathroom	Lower	
Living Room	Suite	16`8" x 8`2"	Living Room	Main	19`10" x 9`10"
Dining Room	Main	8`10" x 16`6"	Kitchen	Main	10`8" x 16`6"
Bedroom - Primary	Second	11`3" x 15`4"	Bedroom	Second	8`3" x 9`9"
4pc Bathroom	Second		Flex Space	Suite	11`11" x 9`1"
Kitchen	Suite	13`4" x 8`3"	Bedroom	Second	13`3" x 10`5"
4pc Bathroom	Suite		Bedroom	Suite	8`10" x 10`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0525986**

Zoning: **R1S**

Remarks

Pub Rmks: **The Alena by Winchester: Located in an amazing neighbourhood in Timberlea, close to schools & green space, this bright & spacious fully developed bi-level features an open concept main floor, large front foyer, separate family room. The main floor features a large dining nook and large kitchen with oak cabinetry, lots of cupboard & counter space, corner pantry & island with a raised breakfast bar. The foyer, kitchen, dining nook and all baths offer tile flooring. Upstairs there is a large master bedroom with a walk in closet, a second bedroom and a full bath. On the lower level of the main floor you will find a large family room with garden doors to the patio, another bedroom and another full bathroom. The basement of this home is a completely separate 1 bedroom legal suite. The soaring ceilings and huge windows let the natural light flow in so you can see and appreciate the top end finishings through of this suite. Another AMAZING and rare feature of the home is the hydronic in-floor heating in the basement suite that is supplied by a Viessmann Boiler which also supplies water to the entire house as well. There is a front sitting room, a beautifully tiled full bathroom, a kitchen with beautifully modern cabinetry featuring stone countertops and a gorgeous back splash, another living room area and a nice sized bedroom. The back yard is fully fenced and low maintenance. The 22' x 26 heated garage on this property is amazing with 10 foot ceilings it is the perfect man cave. Schedule your tour today and experience the charm and potential of this wonderful property.**

Inclusions: **N/A**
 Property Listed By: **3% REALTY FORT MCMURRAY**

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









