



THE
A-TEAM

**RE/MAX
FIRST**

189 COUTURE Lane, Fort McMurray T9K 2J2

MLS® #: **A2157541**

Area: **Timberlea**

Listing Date: **08/13/24**

List Price: **\$399,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1999**
Lot Information
Lot Sz Ar: **6,814 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,216**
Low Sqft:
Ttl Sqft: **1,216**

DOM

36
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:
Lot Feat: **Cul-De-Sac**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Pillar/Post/Pier**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Gas Water Heater,Microwave,Microwave Hood Fan,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Laminate Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	3`3" x 3`3"	Bedroom	Main	3`3" x 3`3"
Bedroom - Primary	Main	3`3" x 3`3"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9824993

Zoning:
RMH

Remarks

Pub Rmks: **189 Couture Lane is located in a quiet Cul-De-Sac and is close to Tower Road and an impressive trail system!. This property features a large heated (in-floor) double detached garage! Parking is not a problem here with the large driveway and added RV parking stall along side the garage! Inside this well kept home are 3 bedrooms and 2 full bathrooms with a full Prime Bedroom ensuite. In the kitchen are newer stainless steel kitchen appliances. Large patio/deck spaces offer a private outdoor retreat and fantastic entertaining opportunities. Large fenced yard is ideal for pets and children! Call and book a private showing for 189 Couture Lane and discover affordable ownership with out condo fees!**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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