



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**134 SMALLWOOD Bay, Fort McMurray T9K 2J6**

MLS®#: **A2157682**

Area: **Timberlea**

Listing Date: **08/21/24**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **4,468 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,262**  
Low Sqft:  
Ttl Sqft: **1,262**

DOM

**28**  
Layout  
Beds: **5 (2 3 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn**  
Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`8" x 9`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`8" x 11`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 13`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`2" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 15`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`8" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 16`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`9" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 14`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 10`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`3" x 23`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`0" x 11`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`6" x 13`0"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0023829**

Remarks

Pub Rmks: **Introducing 234 Smallwood Bay, nestled in a family-friendly cul-de-sac close to elementary schools. This property features a long driveway with ample parking space. The main floor offers a bright and inviting open-concept layout with hardwood flooring, a cozy gas fireplace in the living room, and a stylish two-toned kitchen with modern 12" x 18" tiles. Step out from the kitchen to the backyard, where you'll find a raised deck, a fenced yard, and a greenhouse. The main level also includes a 4-piece bathroom and two generous bedrooms, one of which is the primary suite complete with a walk-in closet and a 4-piece ensuite. The finished basement offers additional living space, featuring three more bedrooms, another 4-piece bathroom, and a spacious family room. Sold as is where is**

Inclusions:  
Property Listed By: **SOLD AS IS WHERE IS  
RE/MAX FORT MCMURRAY**

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











