



THE
A-TEAM

**RE/MAX
FIRST**

132 MORGAN Avenue, Fort McMurray T9K 2P2

MLS® #: **A2158095** Area: **Timberlea** Listing Date: **08/15/24** List Price: **\$324,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,112 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,520**
 Low Sqft:
 Ttl Sqft: **1,520**

DOM

34
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction:
Mixed
 Flooring:
Laminate
 Water Source:
 Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 18`7"	Bedroom - Primary	Main	13`1" x 13`2"
Bedroom	Main	8`3" x 14`4"	Bedroom	Main	9`8" x 9`3"
Bedroom	Main	9`0" x 10`11"	Kitchen	Main	14`3" x 18`7"
Dining Room	Main	10`6" x 9`1"	4pc Bathroom	Main	7`7" x 5`0"
4pc Ensuite bath	Main	8`5" x 5`0"	Walk-In Closet	Main	4`1" x 5`0"
Laundry	Main	8`6" x 8`3"			

Legal/Tax/Financial

Condo Fee: \$160	Title: Fee Simple Fee Freq: Monthly	Zoning: RMH-1
Legal Desc:	0220695	

Remarks

Pub Rmks: **Make sure not to overlook this lovely 4-bedroom home in Timberlea. The owners have customized the home beautifully, paying careful attention to the layout and colors. The spacious living room features a stunning feature wall and ample natural light from a large window. The kitchen is roomy and includes a corner pantry, plenty of countertop space, and lots of cabinets and storage. The separate dining area boasts charming French doors that lead to the deck. Three bedrooms and a full bathroom are located at the front of the home, with the primary bedroom situated at the opposite end. The third bedroom could also function as a den. The primary bedroom is enhanced by striking barn doors that conceal the 4-piece ensuite, complete with double sinks, a corner stand-up shower, and a walk-in closet. The laundry room provides back entrance access to the deck, where you'll find a spacious hot tub (currently winterized) and a fully fenced yard for your pets, in addition to two sheds. The large driveway accommodates two vehicles with ease, and the gate opens to allow parking for a utility trailer in the yard if needed. The absence of carpet throughout the home makes for an easier cleaning process, and you won't want to overlook the central AC. This property is conveniently located near schools, bus stops, and a new daycare set to open in March 2025. Call today to arrange a viewing!**

Inclusions: **Hot Tub (currently winterized), Existing window coverings, 2x Sheds, TV wall mounts**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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