



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**157 ELM Street, Fort McMurray T9K 0J9**

MLS®#: **A2158853**

Area: **Timberlea**

Listing Date: **08/20/24**

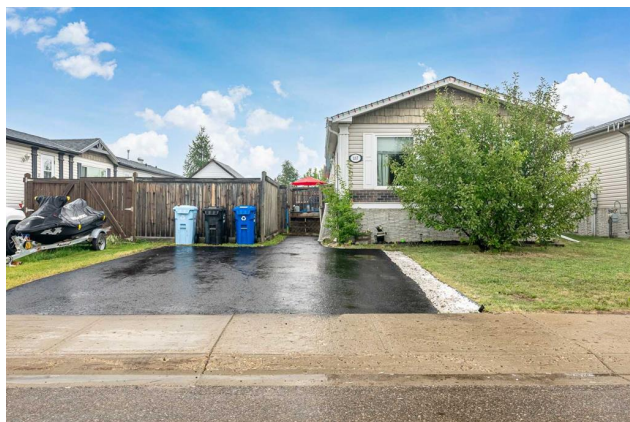
List Price: **\$364,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **4,445 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,506**  
Low Sqft:  
Ttl Sqft: **1,506**

DOM

**29**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,No Neighbours Behind,Street Lighting,Yard Lights,Private Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Lighting,Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:  
**Piling(s)**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 12`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 15`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`11" x 9`8"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 10`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 9`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>8`10" x 17`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`11" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 15`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0728309**

Zoning:  
**RMH-1**

Remarks

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Pub Rmks: **Welcome to 157 Elm Street located in Timberlea with NOCONDO FEES! This 3 bedrooms and 2 bathrooms home has a new belly bag and heat tracing done in 2021 by Belly Boyz. The large open concept bright living space has a fireplace for cozy nights and flows seamlessly into the kitchen featuring stainless steal appliances, plenty of dark cabinetry and a skylight that brings in extra natural light. Down the hall is a laundry/utility room that is equipped with side-by-side washer/dryer. At the back of the house is the primary bedroom with a 4-piece ensuite and walk-in-closet. On the front side of the home are two good-sized bedrooms, another 4-piece bath with a tub/shower combo and a family room. On the side of the home is a large wooden deck that overlooks the fully fenced yard featuring a pool perfect for entertaining in the warmer months. Located at the back of the house is a shed for extra storage space. Driveway has been professionally sprayed and cracks filled in. Call today to book your showing!**

Inclusions: **Stove, Washer/Dryer, Microwave, Fridge, Window coverings, Pool, Pool Equipment**  
Property Listed By: **KIC Realty**

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