



THE
A-TEAM

**RE/MAX
FIRST**

157 ELM Street, Fort McMurray T9K 0J9

MLS®#: **A2158853**

Area: **Timberlea**

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

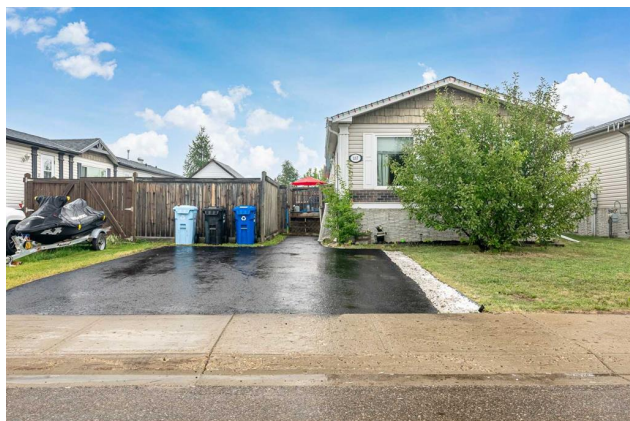
List Price: **\$354,900**

Status: **Active**

County: **Wood Buffalo**

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

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

92
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
4pc Bathroom	Main	9`6" x 5`0"
Bedroom	Main	9`7" x 10`0"
Dining Room	Main	8`3" x 12`2"
Kitchen	Main	10`6" x 11`11"
Living Room	Main	18`8" x 15`8"
Walk-In Closet	Main	4`11" x 9`8"

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0728309

Zoning:
RMH-1

Remarks

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 steel 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**

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







