



**222 CARTERET Drive, Fort McMurray T9K 2V7**

MLS® #: **A2159639**      Area: **Timberlea**      Listing **08/21/24**      List Price: **\$294,500**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$5k, 20-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Fort McMurray**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **3,029 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Level,Low Maintenance Landscape**  
 Park Feat: **Single Garage Attached**

DOM

**185**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow,Side by Side**  
Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
 Int Feat: **Double Vanity,Laminate Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main	4`10" x 12`1"	Dining Room	Main	11`2" x 8`8"
Kitchen	Main	10`0" x 9`11"	Living Room	Main	13`8" x 13`2"
Bedroom - Primary	Main	13`9" x 12`1"	4pc Bathroom	Lower	8`0" x 4`11"
Bedroom	Lower	9`4" x 11`7"	Bedroom	Lower	8`5" x 15`4"
Bedroom	Lower	14`3" x 15`7"	Furnace/Utility Room	Basement	5`9" x 9`4"

Legal/Tax/Financial

Title:      Zoning:  
**Fee Simple**      **R1S**  
 Legal Desc: **0425471**

Remarks

Pub Rmks: **Charming 4-Bedroom Bungalow Duplex in Timberlea with Attached Heated Garage Welcome to This Beautiful Bungalow-style duplex located in The Desirable Timberlea neighborhood. This home offers the perfect blend of comfort and style, complete with an attached heated garage. Close to bus stops and Timberlea Athletic Park. Step inside to discover an inviting open-concept layout that seamlessly connects the large living room and dinette area, both flooded with natural light. The kitchen features wood cabinets, ample cupboard and countertop space, and stainless steel appliances—perfect for cooking and entertaining. The oversized primary bedroom includes a walk-in closet and direct access to a stunning four-piece main bathroom. The basement is welcoming, with a gas fireplace in the Bigger Bedroom, leading to two additional spacious bedrooms and a second four-piece bathroom. You'll also find a convenient laundry room and extra storage space. Don't miss out on this fantastic opportunity—call today to schedule your private viewing!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Microwave**  
Property Listed By: **RE/MAX Connect**

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





