



THE
A-TEAM

**RE/MAX
FIRST**

222 CARTERET Drive, Fort McMurray T9K 2V7

MLS®#: **A2159639**

Area: **Timberlea**

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

List Price: **\$314,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$35k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

818

Year Built:

2004

Low Sqft:

Ttl Sqft:

818

Lot Information

Lot Sz Ar:

3,029 sqft

Lot Shape:

DOM

91

Layout

Beds:

4 (1 3)

Baths:

2.0 (2 0)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Low Maintenance Landscape,Level

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

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
5pc Bathroom	Main	4`10" x 12`1"
Kitchen	Main	10`0" x 9`11"
Bedroom - Primary	Main	13`9" x 12`1"
Bedroom	Lower	9`4" x 11`7"
Bedroom	Lower	14`3" x 15`7"

Room	Level	Dimensions
Dining Room	Main	11`2" x 8`8"
Living Room	Main	13`8" x 13`2"
4pc Bathroom	Lower	8`0" x 4`11"
Bedroom	Lower	8`5" x 15`4"
Furnace/Utility Room	Basement	5`9" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0425471

Zoning:
R1S

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 FORT MCMURRAY**

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







