						2	×				
2 CART	ERET Drive, Fort Mc	Murray T9K	2V7								
S®#:	A2159639	Area:	Timberlea	Listing Date:	08/21/24		List Price:	\$294,500			
atus:	Active	County:	Wood Buffalo	Change:	-\$5k, 20-F	Feb	Associatio	n: Fort McMurray			
264				General Inf						DOM	
	Alteration			Prop Type:		Residential				185	
	the second second			Sub Type:		Semi Detac	hed (Half			<u>Layout</u>	
12						Duplex)		Finished Floor Area		Beds:	4 (13)
				City/Town:		Fort McMur	ray	Abv Sqft:	818	Baths:	2.0 (2 0)
				Year Built:		2004		Low Sqft:		Style:	Bungalow,Side by
			· · · · · · · · · · · · · · · · · · ·	Lot Informa Lot Sz Ar:	ation	3,029 sqft		Ttl Sqft:	818		Side
				Lot S2 Ar: Lot Shape:		3,029 Sqft					
				Lot Shape.						<u>Parking</u>	
		22								Ttl Park:	1
		2								Garage Sz:	1
				Access:							
				Lot Feat:		-	-	Maintenance Lands	scape		
an win w	- here is the second se			Park Feat:		Single Gara	ge Attacr	ied			
						Utilities ar	d Footuro	_			
		<u>.</u>				Utilities ar					
oof: Asphalt Shi		le					Constructi				
ating:	Forced Air						Vinyl Sid	ing			
Sewer: Ext Feat: Private Y a		Flooring: Laminate									
. reat:	Private faru	Private Yard			Water Source:						
							Fnd/Bsmt:				
							Poured C				
chen Ap	lac:	Dishwas	her,Dryer,Microwave	Refrigerator	.Stove(s).W	/asher	i cui cu				
t Feat: Double Vanity,Laminate Counters,Vinyl Windows,Wall)						
ilities:											
						Room Int	formation				
Room		Level				Room			Level	Dimensions	
ipc Bathroom		Main		4`10" x 12`1"		Dining Ro			Main		2" x 8`8"
Kitchen Designer Designer			Main 10`0" x 9`11"		Living Room		Main	13`8" x 13`2"			
Bedroom - Primary		Main 13`9" x 12`1"			4pc Bath			Lower	8`0" x 4`11" 8`5" x 15`4"		
Bedroom Bedroom		Lower				Bedroom Furnace/Utility Room			Lower		" x 15 4" " x 9`4"
uroom		Lower		14 5 X 15			/Financial		Basement	5 9	χ 9 4
				Zoning		<u> </u>					
le: • Fim n	10			Zoning:							
ee Simp	le			R1S							

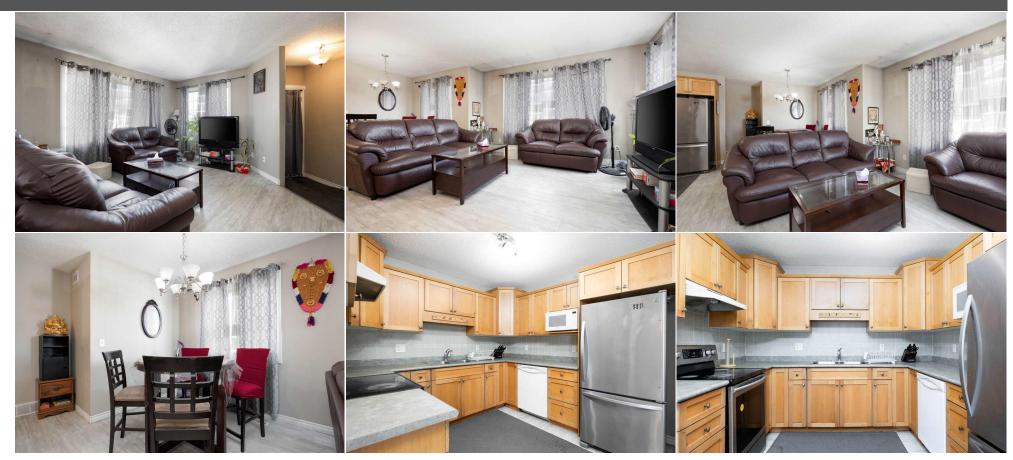
Fee Simple Legal Desc:

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						
Troperty Elsted by.							

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





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222 Carteret Dr, Fort Mcmurray, AB Mein Floor Editor Area 818.17 og ft Interior Area 730.84 og ft Exclude Area 280.68 og ft

PRIMARY 1211 x 1307 155 so ft





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