



THE
A-TEAM

**RE/MAX
FIRST**

164 CINNAMON Street, Fort McMurray T9K2T4

MLS®#: **A2160049**

Area: **Timberlea**

Listing Date: **08/25/24**

List Price: **\$388,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2003**
Lot Information
Lot Sz Ar: **5,554 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,458**
Low Sqft:
Ttl Sqft: **1,458**

DOM

24
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped, Pie Shaped Lot**
Park Feat: **Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"
Kitchen	Main	11`4" x 11`2"
3pc Ensuite bath	Second	8`7" x 4`11"
Bedroom	Second	12`3" x 9`9"
Bedroom - Primary	Second	15`11" x 14`3"

Room	Level	Dimensions
Dining Room	Main	10`3" x 10`2"
Living Room	Main	12`9" x 12`5"
4pc Bathroom	Second	8`7" x 5`0"
Bedroom	Second	10`6" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$191

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0425682**

Remarks

Pub Rmks: **Welcome to 164 Cinnamon Street. This home recently had the flooring redone top to bottom with LVP, freshly painted, and a brand-new furnace! This home offers many features, including a gas fireplace, three bedrooms upstairs, and 2.5 bathrooms it also has newer appliances and newer plumbing fixtures. The main floor has a large living room and a dedicated dining space off of the kitchen. It also has a 2-piece bathroom and access to the double garage. The second level is finished with three bedrooms, a 4-piece bathroom, and a 3-piece ensuite. The basement is unfinished but awaits your ideas to create your perfect space. The lot is 5,554 sqft and has a huge backyard for entertaining! Located close to public transportation and schools, this home is ready for immediate possession!**

Inclusions: **Fridge, stove, OTR microwave, dishwasher, washer and dryer**
Property Listed By: **RE/MAX FORT MCMURRAY**

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