



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**153 CINNAMON Street, Fort McMurray T9K 2R9**

MLS@#: **A2161162**

Area: **Timberlea**

Listing Date: **08/26/24**

List Price: **\$434,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,447**

Low Sqft:

Ttl Sqft: **1,447**

Lot Information

Lot Sz Ar: **3,402 sqft**

Lot Shape:

DOM

**117**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Low Maintenance Landscape,No Neighbours Behind,Private**

Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"	Dining Room	Main	11`1" x 10`1"
Foyer	Main	7`9" x 8`0"	Kitchen	Main	11`1" x 11`5"
Living Room	Main	11`11" x 12`4"	3pc Ensuite bath	Second	8`9" x 5`0"
4pc Bathroom	Second	8`8" x 5`0"	Bedroom	Second	10`5" x 10`3"
Bedroom	Second	12`2" x 9`8"	Bedroom - Primary	Second	16`0" x 13`4"
4pc Bathroom	Basement	5`1" x 9`1"	Bedroom	Basement	10`7" x 14`1"
Bedroom	Basement	10`11" x 11`11"	Furnace/Utility Room	Basement	10`10" x 7`10"

Condo Fee:  
**\$191**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R1P**

Legal Desc: **0425682**

Remarks

Pub Rmks: **Looking for a detached home with a double car garage? Fully fenced backyard? 5 bedrooms? Central a/c? Welcome to 153 Cinnamon Street — This detached home has everything you need for comfy living in a prime spot near schools, walking trails, Syncrude Athletic Park, grocery stores, bus stops, and more! As you walk in you'll be greeted by a roomy foyer leading to an open living room with a cozy gas fireplace and a bright dining area. Through the dining area, you'll find a patio door that opens to the backyard, offering privacy with no neighbours directly behind. The kitchen is equipped with plenty of upper and lower cabinets, a corner pantry, and there's also a convenient half bathroom and access to the double garage on this floor. Plus there's an eat-up breakfast bar for casual dining or chatting with the chef. Additionally, enjoy the comfort of central air conditioning throughout the house. Upstairs, you'll discover the primary bedroom with a walk-in closet and its own 3-pc ensuite bathroom featuring a walk-in shower. There are 2 more bedrooms and a full bathroom with a tub to be shared. The basement adds even more versatility to this home, with 2 extra rooms that can serve as an office, gym, playroom, or even space for in-laws or friends staying over. There's also another full bathroom with a tub and a laundry area down here. This home has everything you need for comfortable family living. Come see it for yourself today!**

Inclusions:  
Property Listed By: **Stove, fridge, dishwasher, washer, dryer, microwave**  
**ROYAL LEPAGE BENCHMARK**

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

















