



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**256 CREE Road, Fort McMurray T9K 1X8**

MLS®#: **A2161195**      Area: **Timberlea**      Listing Date: **08/30/24**      List Price: **\$224,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **4,257 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,200**  
 Low Sqft:  
 Ttl Sqft: **1,200**

DOM  
**17**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Mobile**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,No Neighbours Behind,Landscaped,Standard Shaped Lot**  
 Park Feat: **Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Pillar/Post/Pier**  
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`9"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 11`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 8`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 14`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`1" x 8`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 14`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 12`0"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**RMH**

Legal Desc:

**9824993**

Remarks

Pub Rmks:

**Welcome to 256 Cree Road: Updated and backing onto Tower Road with beautiful trails in abundance all around, this three bedroom two bathroom home boasts a bright and airy open concept living space with an updated kitchen along with a fully fenced yard, oversized shed for added storage space and brand new shingles just completed last year. Located in the back corner of Timberlea, this is an area loved by outdoor enthusiast with easy access to the outdoors, trails, sports fields and with no condo fees in this neighbourhood where you can enjoy the benefits of owning your own land, this home featuring a fully fenced yard with oversized gates for storing your recreational toys and a gate along the back fence for easy access to the green space behind. The updated interior welcomes you inside with fresh paint on the living room walls (2024), new waterproof luxury vinyl plank floors (2022), large windows bringing in plenty of natural light and the open concept seamlessly connects the living room dining room and kitchen together for easy entertaining. Into the kitchen the updated two toned white and grey cabinets bring a modern flare to the space and match the flooring and walls perfectly with new countertops, white appliances and a corner pantry for optimal storage space. The home is host to three bedrooms, the primary located at the back of the home. Here you'll discover light grey carpet, a large walk in closet and a four piece ensuite bathroom. The additional second and third bedroom are located on the opposite end of the home and have a four piece bathroom next to them with a new vanity. In addition the home has a new hot water tank replaced in 2024 and sits on top of steel piles. Schedule your private tour today.**

Inclusions:

**N/A**

Property Listed By:

**The Agency North Central Alberta**

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