



THE
A-TEAM

**RE/MAX
FIRST**

277 SMALLWOOD Street, Fort McMurray T9K 2N3

MLS®#: **A2161371**

Area: **Timberlea**

Listing Date: **08/28/24**

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2003**

Finished Floor Area
Abv Sqft: **850**
Low Sqft:
Ttl Sqft: **850**

Lot Information

Lot Sz Ar: **3,591 sqft**
Lot Shape:

DOM

115
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Access:

Lot Feat: **Back Yard**
Park Feat: **Off Street,Parking Pad**

Parking

Ttl Park: **4**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`1"
Dining Room	Main	10`5" x 10`11"
Living Room	Main	10`6" x 10`7"
4pc Bathroom	Basement	8`10" x 5`6"
Laundry	Basement	8`10" x 7`8"

Room	Level	Dimensions
Bedroom	Main	10`1" x 9`2"
Kitchen	Main	9`9" x 9`0"
Bedroom - Primary	Main	14`6" x 11`8"
Bedroom	Basement	8`9" x 9`5"
Game Room	Basement	18`1" x 23`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0221118

Zoning:
R1S

Remarks

Pub Rmks: **Cozy up in this perfect starter home. YOUR new home is located in Timberlea close to schools, shopping, and bus stops. This cute little bi level has 3 bedrooms, 2 bathrooms, rec area in the basement, and central a/c for those hot summer days! There is a garage pad in the back yard ready for your future build.**

Inclusions: **Blinds / Window coverings**

Property Listed By: **PEOPLE 1st REALTY**

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







