



THE
A-TEAM

**RE/MAX
FIRST**

472 HARPE Way, Fort McMurray T9K2K7

MLS® #: **A2161569**

Area: **Timberlea**

Listing Date: **08/29/24**

List Price: **\$189,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2000**
Lot Information
Lot Sz Ar: **4,112 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,216**
Low Sqft:
Ttl Sqft: **1,216**

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **See Remarks**
Flooring: **Laminate, Linoleum**
Water Source:
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **See Remarks**
Int Feat: **Laminate Counters, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	
Bedroom - Primary	Main	12`0" x 12`2"	Bedroom	Main	9`0" x 9`8"
Bedroom	Main	10`4" x 9`2"	Living Room	Main	15`0" x 14`8"
Eat in Kitchen	Main	12`0" x 15`2"			

Legal/Tax/Financial

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0024894**

Remarks

Pub Rmks: **Fabulous location backing onto greenbelt with natural trails! This home features an open concept design with 3 large bedrooms and 2 bathrooms. The primary bedroom features a 4pc ensuite with soaker tub and a large closet and is located at the opposite end of the other two bedrooms. The kitchen offers ample countertop, cupboard space and a pantry. The outside is just as impressive with decks and concrete patio and concrete walkways. To finish this home off is a 12x16 shed that has a gas heater and the best part..... no one behind you, just nature! Call today and lets get you into your new home!**

Inclusions: **SCHEDULE A to be attached to all offers, Property is sold "AS IS, WHERE IS"**

Property Listed By: **RE/MAX FORT MCMURRAY**

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