



THE
A-TEAM

**RE/MAX
FIRST**

472 HARPE Way, Fort McMurray T9K2K7

MLS® #: **A2161569** Area: **Timberlea** Listing Date: **08/29/24** List Price: **\$165,000**
 Status: **Pending** County: **Wood Buffalo** Change: **-\$10k, 29-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,216**
Lot Information Low Sqft:
 Lot Sz Ar: **4,112 sqft** Ttl Sqft: **1,216**
 Lot Shape:

DOM

83
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** Construction: **See Remarks**
 Heating: **Forced Air** Flooring: **Laminate, Linoleum**
 Sewer: Water Source:
 Ext Feat: **Lighting** 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









Based on the requirements of CSA Standard A277 and the National Building Code as detailed on the Specification Sheets inside the house.

ISSUE NO
39716

D'après les exigences de la norme A277 et du Code National du Bâtiment telles que détaillées sur des fiches techniques à l'intérieur de la maison.