



THE
A-TEAM

**RE/MAX
FIRST**

129 O'COFFEY Crescent, Fort McMurray T9K2V7

MLS® #: **A2162760**

Area: **Timberlea**

Listing Date: **09/04/24**

List Price: **\$435,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$15k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Finished Floor Area

Lot Sz Ar:

4,358 sqft

Lot Shape:

Abv Sqft:

1,482

Low Sqft:

Ttl Sqft:

1,482

DOM

108

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

See Remarks

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers,See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Bedroom - Primary	Second	12`5" x 11`9"	Bedroom	Second	13`4" x 9`6"
Bedroom	Second	10`3" x 12`6"	Bedroom	Basement	10`0" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0425471

Remarks

Pub Rmks:

Welcome to this seamlessly designed two-storey home. The main floor features an open-concept layout, perfect for entertaining and family gatherings. The large kitchen and dining area offer a fantastic view of the backyard, making it a delightful space to enjoy meals. The kitchen is equipped with a generous island, ideal for casual dining or meal prep, and includes a spacious pantry for additional storage. It flows effortlessly into the living room, where you can cozy up by the gas fireplace, creating a warm and inviting atmosphere. Convenience is key with a main-floor laundry room that provides easy access to the attached garage, along with a well-appointed power room for guests. As you ascend to the second level, you'll find three generously sized bedrooms. The primary bedroom is a true retreat, boasting a walk-in closet and an ensuite bathroom. The additional two bedrooms are also spacious and share a full bath, ensuring comfort for family members or guests. The basement is a fantastic bonus, featuring an extra-large family room that offers endless possibilities for recreation and relaxation. This level also includes another bathroom and a bedroom, perfect for guests or as a private office space. The home is complemented by an attached garage with two garage doors, providing ample space for vehicles and storage. It backs onto lush green space, offering a serene view and a perfect backdrop for outdoor activities. This home is a perfect blend of style, functionality, and location, making it ideal for modern living. Don't miss the chance to make it yours!

Inclusions:
Property Listed By:

**Schedule A to accompany all offers, property sold "AS IS, WHERE IS"
RE/MAX FORT MCMURRAY**

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







