



THE
A-TEAM

**RE/MAX
FIRST**

182 CEDAR Street, Fort McMurray T9K 0J8

MLS® #: **A2164008**

Area: **Timberlea**

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

List Price: **\$329,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**

Finished Floor Area
Abv Sqft: **1,512**
Low Sqft:
Ttl Sqft: **1,512**

Lot Information

Lot Sz Ar: **4,303 sqft**
Lot Shape:

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Yard,Street Lighting,Yard Lights,Private**
Park Feat: **Boat,Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard,Storage**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:
Piling(s)
Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 8`6"
Bedroom	Main	13`3" x 9`0"
Dining Room	Main	7`0" x 11`6"
Laundry	Main	9`10" x 8`11"
Bedroom - Primary	Main	16`2" x 12`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	18`9" x 7`5"
Bedroom	Main	13`5" x 11`1"
Kitchen	Main	11`9" x 20`8"
Living Room	Main	18`10" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0728309

Zoning:
RMH-1

Remarks

Pub Rmks: **Welcome to 182 Cedar Street! This 3 bedrooms and 2 bathrooms is located in Timberlea close to walking trails. The large bright living room has a fireplace for cozy nights and flows seamlessly into the kitchen featuring stainless steel appliances, plenty of cabinetry, a pantry, a kitchen island with breakfast bar and a skylight that brings in extra natural light. Down the hall is a laundry/utility room that is equipped with side-by-side washer/dryer. At the back of the house is the primary bedroom with a 4-piece ensuite with jetted tub and stand-up shower. At the front side of the home are two good-sized bedrooms, another 4-piece bath with a tub/shower combo. On the side of the home is a large wooden deck that overlooks the fully fenced yard perfect for entertaining in the warmer months. Located at the end of the backyard is a shed for extra storage space. The fence opens at the front end to park your boat or RV in the yard. Call today to book your showing!**

Inclusions: **Fridge, stove, dishwasher, microwave, washer, dryer**
Property Listed By: **KIC Realty**

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







