



THE
A-TEAM

**RE/MAX
FIRST**

180 WEBB Drive, Fort McMurray T9H 5H2

MLS®#: **A2164192** Area: **Wood Buffalo** Listing Date: **09/12/24** List Price: **\$438,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,153**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,958 sqft** Ttl Sqft: **1,153**
 Lot Shape:

DOM

82
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Standard Shaped Lot,Street Lighting**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Fireplace(s),Forced Air** Flooring: **Ceramic Tile,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Lighting,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,See Remarks,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`1" x 5`8"	4pc Bathroom	Main	13`5" x 4`10"
Bedroom	Main	11`1" x 11`11"	Bedroom	Main	11`2" x 9`6"
Bedroom - Primary	Main	16`10" x 9`10"	Dining Room	Main	16`1" x 8`1"
Foyer	Main	6`7" x 11`4"	Kitchen	Main	18`3" x 11`1"
Living Room	Main	12`8" x 10`3"	5pc Bathroom	Basement	17`5" x 9`3"
Bedroom	Basement	11`5" x 9`0"	Bedroom	Basement	10`10" x 14`3"
Kitchen	Basement	8`2" x 6`0"	Game Room	Basement	19`10" x 7`9"

Furnace/Utility Room

Basement

7' 9" x 9' 6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

0021016

Remarks

Pub Rmks:

This charming and quaint bungalow is nestled in the heart of the sought-after Wood Buffalo community. Boasting a prime corner lot location, complete with an updated exterior and adorned with a stamped front driveway. As you step inside, be greeted by an abundance of natural light through vaulted ceilings. With its seamless flow, the main floor features garden doors that open to a screened-in back porch - the perfect spot for morning coffees or evening gatherings. Discover three generously sized bedrooms, alongside the convenience of main floor laundry and 1.5 bathrooms. But wait, there's more! Venture downstairs to unveil a great living space, equipped with a guest suite boasting its very own kitchenette, two spacious bedrooms, separate laundry facilities, full bathroom, and natural gas fireplace - ideal for cozy nights in. But that's not all - revel in the peace of mind knowing that the roof, siding, and insulation were all updated, topped off with the cherry on the cake: central A/C! This home isn't just a house; it's a lifestyle waiting to be embraced. Whether you're a growing family seeking space to flourish or an investor eager to build equity, the affordability of this gem makes it a rare find. Bid farewell to renting and usher in a new era of homeownership today! All this is located in the Wood Buffalo area, an ideal neighbourhood for families looking for a peaceful and well-maintained community. With its abundance of parks, green spaces, and walking trails, residents can enjoy the outdoors and stay active. The water spray park in the centre of the neighbourhood is a popular spot during the summer months where families can gather for picnics and parties while children have a blast playing in the water. But that's not all that Wood Buffalo has to offer. Golf enthusiasts will love the Fort McMurray Golf Club, situated along the Athabasca River. It's no wonder that it's a top choice for homebuyers who want to live in a family-friendly community that offers the best of both worlds. Call now for your personal tour.

Inclusions:

Property Listed By:

**Fridge X2, Stove X2, Dishwasher X2, OTR Microwave, Washer X2, Dryer X2, Central Air conditioner, Garage door opener and controls, all window coverings
COLDWELL BANKER UNITED**

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









