



THE
A-TEAM

**RE/MAX
FIRST**

128 SUMAC Crescent, Fort McMurray t9k0h8

MLS® #: **A2166009**

Area: **Timberlea**

Listing Date: **09/16/24**

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **2007**
Year Built: **5,929 sqft**
Lot Information
Lot Sz Ar: **5,929 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,513**
Low Sqft:
Ttl Sqft: **1,513**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Street Lighting

Double Garage Detached,Off Street,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Dog Run,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **None**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Jetted Tub**
Utilities:

Room Information

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

Room	Level	Dimensions
4pc Ensuite bath	Main	5`11" x 16`9"
Bedroom	Main	13`4" x 10`5"
Kitchen	Main	11`0" x 16`2"
Living Room	Main	18`10" x 14`3"
Furnace/Utility Room	Main	2`7" x 2`10"

Title:
Fee Simple
Legal Desc:

Zoning:
RMH-1

0720042

Remarks

Pub Rmks: **Spacious Double-Wide Mobile Home in Timberlea - No Condo Fees! Welcome to this stunning double-wide mobile home located on a private pie-shaped lot in the heart of Timberlea! This home offers everything you've been looking for, without the burden of condo fees! Step into the open-concept living room and kitchen, perfect for hosting and everyday family living. The kitchen is spacious with ample counter space and storage, seamlessly flowing into the living area, making it ideal for entertaining. The massive master bedroom is a true retreat, featuring an oversized ensuite bathroom with a large jacuzzi tub - perfect for relaxing after a long day. The ensuite is designed to provide you with a spa-like experience in your own home. Need extra space? You'll love the huge garage - ideal for vehicles, storage, or even a workshop. There's also RV parking for all your recreational toys and don't worry about parking on the road, was this drive way has ample parking for all your vehicles. This home is equipped with air conditioning to keep you cool in the summer months, and the pie-shaped lot provides ample space for outdoor activities or gardening. Don't miss out on this fantastic opportunity to own a spacious, well-maintained home in Timberlea with no condo fees! Book your private viewing. You don't want to miss this!**

Inclusions: n/a
Property Listed By: **EXP REALTY**

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





