



THE
A-TEAM

**RE/MAX
FIRST**

174 OAKS Crescent, Fort McMurray T9K 1M5

MLS® #: **A2166716**

Area: **Dickinsfield**

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

List Price: **\$349,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1981**
Lot Information
Lot Sz Ar: **6,216 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,009**
Low Sqft:
Ttl Sqft: **1,009**

DOM

31
Layout
Beds: **6 (3 3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Landscaped**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **See Remarks**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Basement	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Basement	0`0" x 0`0"	Kitchen With Eating Area	Main	10`8" x 16`0"
Living Room	Main	14`3" x 12`5"	Bedroom	Basement	9`2" x 12`4"
Bedroom	Main	10`10" x 7`2"	Bedroom - Primary	Main	10`9" x 13`2"
Bedroom	Basement	14`3" x 12`1"	Bedroom	Basement	8`11" x 17`7"
Bedroom	Main	10`10" x 8`8"	Furnace/Utility Room	Basement	11`2" x 19`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8022551**

Zoning: **R1**

Remarks

Pub Rmks: **THE PERFECT STARTER HOME! CUTE AND COZY, this beautiful bi-level offers lots for the savvy buyer! A HUGE Yard, Great Neighborhood within walking distance to schools, bus route and all Thickwood Amenities, you will LOVE to call this place your home. Inside you will find a spacious living room, eat in kitchen with access to your backyard and deck. There are 6 bedrooms, 2 bathrooms, which is great for the growing family! Exterior has been updated 2005 the hot water tank (2021), furnace (2022), dishwasher, washer/dryer, microwave, were replaced within the last 3 years. There is a big shed for storage and a fenced yard and lots of parking! If you are looking for a beautiful home with IMMEDIATE Possession, then call today for your personal tour!**

Inclusions: **Fridge, stove. Dishwasher, washer dryer, shed**
 Property Listed By: **RE/MAX FORT MCMURRAY**

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









