



THE
A-TEAM

**RE/MAX
FIRST**

138 GALT Place, Fort McMurray T9K 2L5

MLS® #: **A2166757**

Area: **Timberlea**

Listing Date: **09/18/24**

List Price: **\$389,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2003**

Finished Floor Area
Abv Sqft: **1,305**
Low Sqft:
Ttl Sqft: **1,305**

DOM

63
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **6,522 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cleared,Cul-De-Sac,Front Yard,Lawn,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Entrance**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Garage Control(s),Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	3`3" x 3`3"	Bedroom	Main	3`3" x 3`3"
Bedroom - Primary	Main	3`3" x 3`3"	Bedroom	Basement	3`3" x 3`3"
Bedroom	Basement	3`3" x 3`3"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0123353

Zoning:
R1S

Remarks

Pub Rmks: **Exceptional Value! Bi-Level home with tenant in-place! Tucked away in a quiet Cul-De-Sac, this property offer tremendous value! Attached double garage with double concrete driveway out front and another double concrete pad in the back with ally access; offers ample parking. The main floor has large living room with front facing bay windows. Open kitchen and dining room have direct access to a large deck area. 3 bedrooms and 2 full bathrooms complete the main floor. The legal suite basement has separate entrance and private yard space. Book your showing for this one soon as it will not last long!**

Inclusions:
Property Listed By: **N/A**
ROYAL LEPAGE BENCHMARK

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



