



THE
A-TEAM

**RE/MAX
FIRST**

117 MITCHELL Drive, Fort McMurray T9K 2P2

MLS® #: **A2167849**

Area: **Timberlea**

Listing Date: **09/22/24**

List Price: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2002

Lot Information

Lot Sz Ar:

4,672 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,519

Low Sqft:

Ttl Sqft:

1,519

DOM

90

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Acreage with
Residence, Mobile**

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane, City Lot, Gazebo, Front Yard, Low Maintenance Landscape, Landscaped
Front Drive, Garage Faces Front, Parking Pad, Single Garage Detached**

Utilities and Features

Roof: **Shingle**

Heating: **Floor Furnace**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Ensuite bath

Living Room

Bedroom - Primary

Bedroom

Level

Main

Main

Main

Main

Dimensions

0`0" x 0`0"

15`4" x 18`8"

12`0" x 18`5"

11`1" x 13`4"

Room

4pc Bathroom

Eat in Kitchen

Bedroom

Level

Main

Main

Main

Dimensions

0`0" x 0`0"

20`4" x 18`8"

9`0" x 13`4"

Legal/Tax/Financial

Condo Fee:

\$160

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

RMH-1

Legal Desc:

0220695

Remarks

Pub Rmks:

Welcome to your new home! This stunning, renovated 3 bedroom, 2 bathroom home blends modern living with comfort and charm. As you step inside, you'll immediately notice the bright and spacious living room, filled with natural light - a perfect space for relaxation or entertaining. The heart of the home is the recently renovated kitchen, complete with brand new cabinets and sleek Quartz countertops, offering both style and functionality. Whether you're preparing a family meal or hosting guests, this kitchen will inspire your inner chef. The property also boasts a single detached garage with wooden flooring and electricity equipped with a 220-amp system, providing the ideal workshop or storage space for your projects. Outdoors, you'll find a fully fenced, low-maintenance backyard - perfect for those who want to enjoy the outdoors without the hassle of upkeep. The landscaped yard offers a peaceful retreat and includes the gazebo. Recent Renovations: Furnace & Central Air (2024) Fridge (2024) Quartz Kitchen Countertops (2022) Kitchen Cabinets (2021) Shingles (2021) Main Bathroom (2022) Pantry (2020) Garage (2020) This renovated gem is move-in ready and awaits its new owners. Don't miss the opportunity to experience this beautiful home in person - photos simply don't do it justice!

Inclusions:

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Gazebo, Central Air

Property Listed By:

People 1st Realty

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







GROSS INTERNAL AREA
FLOOR PLAN 1,397 sq.ft.
TOTAL - 1,397 sq.ft.



