

## 117 MITCHELL Drive, Fort McMurray T9K 2P2

09/22/24 List Price: \$339,900 MLS®#: A2167849 Area: **Timberlea** Listing

Status: Active County: **Wood Buffalo** None Association: Fort McMurray Change:

Date:



Sub Type: City/Town:

Access: Lot Feat:

Park Feat:

**General Information** 

Fort McMurray

Lot Information Lot Sz Ar:

Prop Type:

Year Built: 2002

Lot Shape:

Residential Detached

4,672 sqft

DOM

90 <u>Layout</u>

Beds: 3 (3) 2.0 (2 0) Baths:

Acreage with Style:

Residence, Mobile

**Parking** 

Ttl Park: 3 Garage Sz: 1

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

1,519

1,519

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

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

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

**Utilities:** 

**Bedroom** 

Room Information

<u>Room</u> <u>Level</u> **Dimensions** <u>Room</u> <u>Level</u> **Dimensions** 4pc Ensuite bath Main 0'0" x 0'0" **4pc Bathroom** Main 0'0" x 0'0" **Living Room** Main 15`4" x 18`8" Eat in Kitchen Main 20`4" x 18`8" **Bedroom - Primary** Main 12`0" x 18`5" **Bedroom** Main 9`0" x 13`4"

Main 11`1" x 13`4" Legal/Tax/Financial

Condo Fee: Title: Zoning: \$160 Fee Simple RMH-1

> Fee Freq: Monthly

Legal Desc: **0220695** 

Remarks

Pub Rmks:

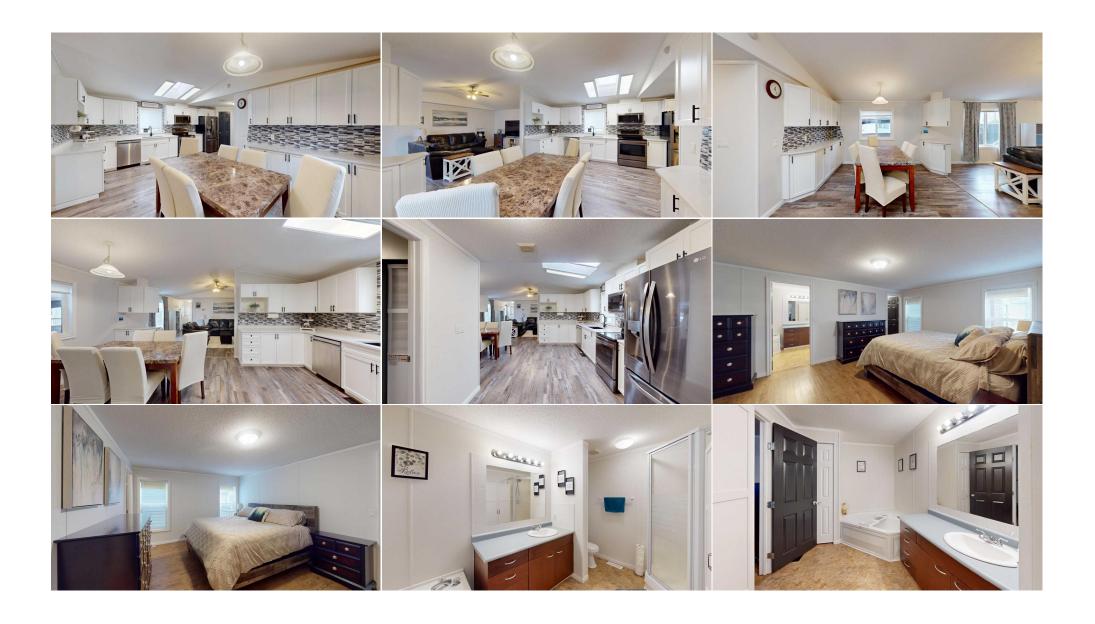
Welcome to your new home! This stunning, renovated 3 bedroom, 2 bathroom home blends modern living with comfort and charm. As you step inside, you'll immediately notice the bright and spacious living room, filled with natural light - a perfect space for relaxation or entertaining. The heart of the home 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!

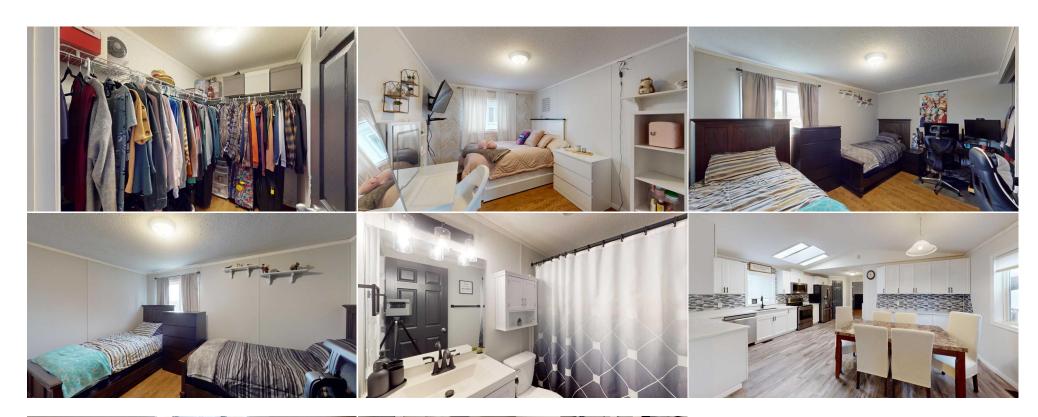
Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Gazebo, Central Air

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.

Matterport



















