



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

59
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence, Mobile**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:
Lot Feat: **Back Lane, City Lot, Gazebo, Front Yard, Low Maintenance Landscape, Landscaped**
Park Feat: **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	Level	Dimensions	Room	Level	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"
Bedroom	Main	11`1" x 13`4"			

Legal/Tax/Financial

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

Legal Desc:

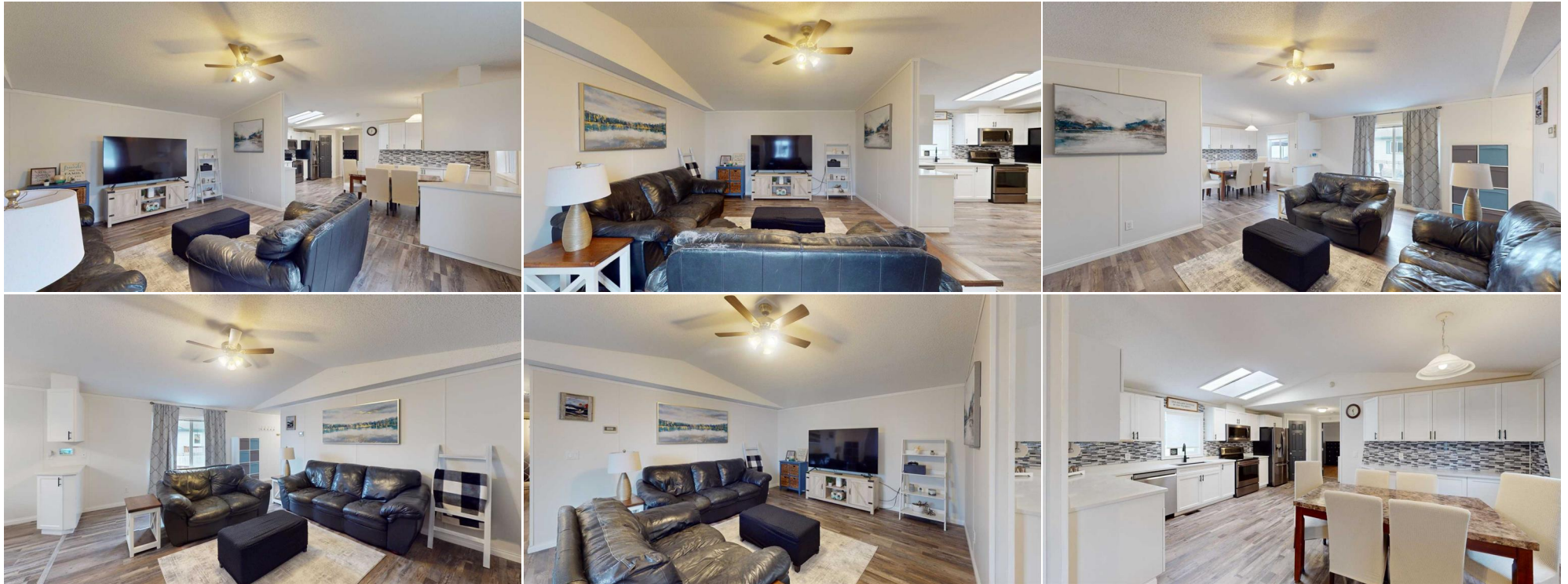
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Remarks

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.
BASED ON CONSTRUCTION DOCUMENTS, APPROXIMATE, NOT TO SCALE





