



THE
A-TEAM

**RE/MAX
FIRST**

206 CARTERET Drive, Fort McMurray T9K 3S7

MLS®#: **A2168332**

Area: **Timberlea**

Listing Date: **10/01/24**

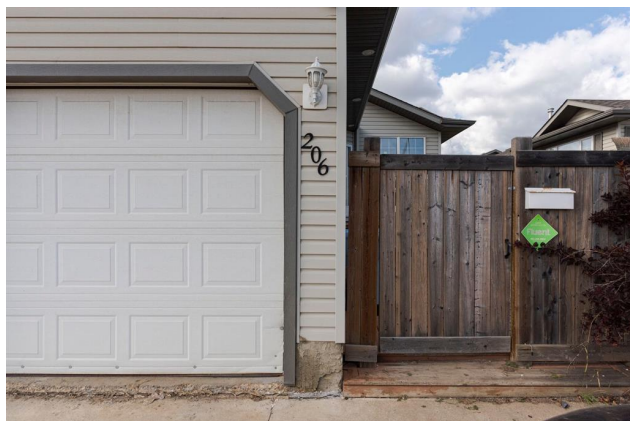
List Price: **\$295,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 08-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

795

Year Built:

2004

Low Sqft:

Ttl Sqft:

795

Lot Information

Lot Sz Ar:

3,023 sqft

Lot Shape:

DOM

17

Layout

Beds:

3 (1 2)

Baths:

2.0 (2 0)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Landscaped,Level,Rectangular Lot

Driveway,Front Drive,Off Street,Side By Side,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Open Floorplan,See Remarks

Utilities:

Room Information

Room	Level	Dimensions
5pc Bathroom	Main	4`8" x 12`0"
Foyer	Main	13`1" x 11`5"
Living Room	Main	13`6" x 12`10"
4pc Bathroom	Basement	7`9" x 4`11"
Bedroom	Basement	9`2" x 10`1"
Furnace/Utility Room	Basement	5`6" x 10`5"

Room	Level	Dimensions
Dining Room	Main	9`5" x 9`9"
Kitchen	Main	9`5" x 9`9"
Bedroom - Primary	Main	13`6" x 12`0"
Bedroom	Basement	8`4" x 15`1"
Living Room	Basement	14`3" x 17`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0425471

Zoning:
R1S

Remarks

Pub Rmks:

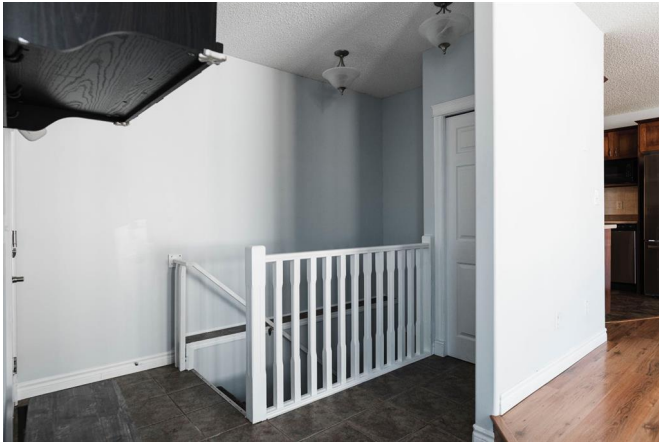
Welcome to this fully developed and well-maintained duplex, offering 3 bedrooms, 2 full baths, and an open-concept main floor that's perfect for both entertaining and everyday living. As you step inside, you'll be greeted by a spacious living room with a large front window, filling the space with natural light. The open-concept layout seamlessly flows into the dining area and kitchen, which offers plenty of cupboard space for all your storage needs. The primary bedroom is conveniently located on the main floor with direct access to a full bathroom with double sinks, making it a perfect retreat. The fully finished basement features a generous Rec Room with a gas fireplace, providing a cozy space for family movie nights or gatherings. You'll also find two additional bedrooms, a second full bathroom, and lots of storage space—ideal for a growing family. Step outside to the fully fenced, good-sized yard, offering privacy and plenty of room for outdoor activities, gardening, or simply relaxing. Additional features of this home include air conditioning, fresh paint, a single attached garage with added overhead storage, and a double driveway for ample parking. And the best part—NO CONDO FEES! Located close to Athletic Park and all amenities, this home is move-in ready and perfect for families or first-time buyers. Don't miss out—contact me today to schedule your viewing! BONUS FEATURES: Furnace replaced 2023, Central A/C, Fresh Paint, No Condo Fees

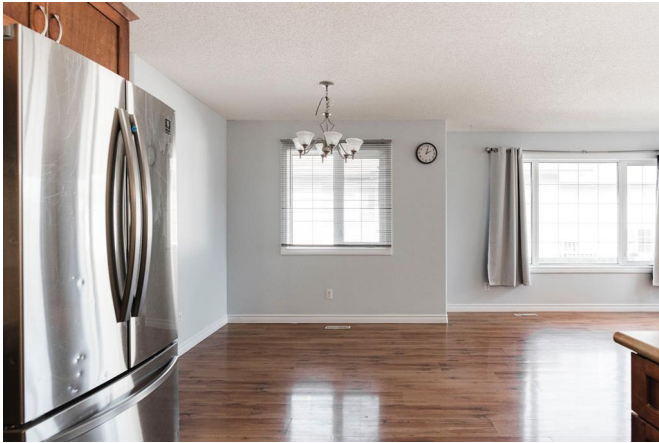
Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Central A/C, Window Coverings
COLDWELL BANKER UNITED**

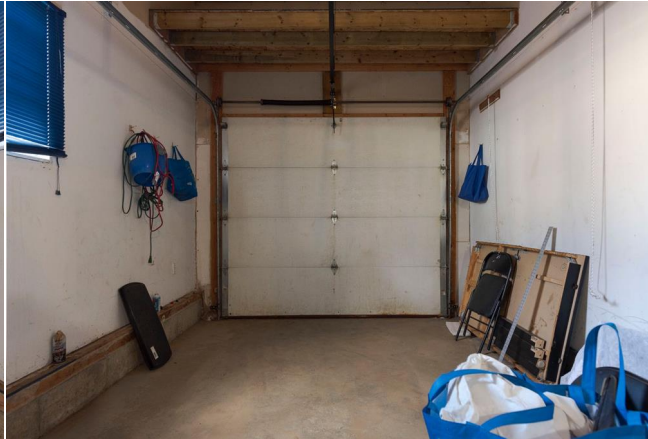
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













206 Carteret Dr, Fort McMurray, AB

Main Floor Exterior Area 755.11 sq ft
Interior Area 720.18 sq ft
Excluded Area 205.99 sq ft



PREPARED: 2024/06/20



White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

206 Carteret Dr, Fort McMurray, AB

Basement (Below Grade) Exterior Area 711.09 sq ft
Interior Area 430.18 sq ft



PREPARED: 2024/06/20



White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.