



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**189 COUTURE Lane, Fort McMurray T9K 1Y2**

MLS®#: **A2169874**      Area: **Timberlea**      Listing Date: **10/03/24**      List Price: **\$375,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **6,813 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,105**  
 Low Sqft:  
 Ttl Sqft: **1,105**

DOM

**14**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Mobile**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **None**  
 Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>7`11" x 8`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 14`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 14`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 14`8"</b>			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**9824993**

**RMH**

Remarks

Pub Rmks: **Welcome to 189 Couture Lane featuring a DOUBLE DETACHED GARAGE with infloor heating. Nestled in a quiet cul-de-sac on a spacious pie-shaped lot, it offers exceptional parking space—ideal for multiple vehicles, a boat, or even an RV. The oversized yard, adjacent to a walking path, is perfect for outdoor activities, with ample room for kids, pets, and your backyard dreams. Inside, you'll find 3 bedrooms, 2 full bathrooms, and easy-to-maintain laminate and lino flooring throughout—no carpet! The eat-in kitchen is equipped with sleek stainless steel appliances, making meal prep a breeze. Step outside to the fully fenced backyard, where a ground-level deck invites you to relax and enjoy the outdoors. Plus, no condo fees means more freedom and fewer monthly expenses! This is the perfect property for those looking for space, comfort, and flexibility. Available immediately and furnishings are negotiable.**

Inclusions: **fridge, stove, washer, dryer, dishwasher, OTR microwave, all window coverings**

Property Listed By: **RE/MAX FORT MCMURRAY**

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









