



THE
A-TEAM

**RE/MAX
FIRST**

189 COUTURE Lane, Fort McMurray T9K 1Y2

MLS®#: **A2169874**

Area: **Timberlea**

Listing Date: **10/03/24**

List Price: **\$364,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 18-Oct**

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

79

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Laminate

Water Source:

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

4pc Bathroom

Main

Bedroom

Main

Living Room

Main

Bedroom - Primary

Main

7`11" x 8`5"

14`8" x 14`9"

14`0" x 14`8"

Room

Level

Dimensions

4pc Bathroom

Main

Bedroom

Main

Kitchen

Main

9`9" x 14`8"

14`8" x 13`0"

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:

Property Listed By:

**fridge, stove, washer, dryer, dishwasher, OTR microwave, all window coverings
RE/MAX FORT MCMURRAY**

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





