



THE
A-TEAM

**RE/MAX
FIRST**

109 MCTAVISH Crescent, Fort McMurray T9K 2P2

MLS®#: **A2169876**

Area: **Timberlea**

Listing Date: **10/02/24**

List Price: **\$264,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 16-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2003**

Finished Floor Area
Abv Sqft: **1,204**
Low Sqft:
Ttl Sqft: **1,204**

Lot Information

Lot Sz Ar: **4,467 sqft**
Lot Shape:

DOM

110
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**
Park Feat: **Driveway,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`10" x 4`11"
Bedroom	Main	8`9" x 8`0"
Kitchen	Main	9`5" x 13`0"
Bedroom - Primary	Main	14`8" x 11`7"

Room	Level	Dimensions
4pc Ensuite bath	Main	9`3" x 5`0"
Dining Room	Main	5`3" x 13`3"
Living Room	Main	14`8" x 14`2"
Bedroom	Main	14`8" x 10`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$160

Fee Simple

RMH-1

Fee Freq:

Monthly

Legal Desc: 0220695

Remarks

Pub Rmks: **Welcome to 109 McTavish Crescent: This beautifully updated three bedroom home offers modern comfort with a cozy vibe featuring a modern white and grey aesthetic including an updated kitchen with quartz countertops. Situated directly across from a playground in the heart of Timberlea, this detached home provides a serene, family-friendly setting at an incredible price! Gorgeous wide plank flooring flows seamlessly throughout the entire home, complementing the bright and airy kitchen. The kitchen boasts white cabinets, new quartz countertops, a corner pantry, stainless steel appliances, subway tile backsplash, and a long eat-up peninsula, perfect for entertaining and casual dining. With two exterior doors—one just off the dining area—you'll enjoy easy access to your yard and deck, ideal for outdoor relaxation. The open-concept living room is spacious and filled with natural light, featuring stylish grey walls that enhance the modern aesthetic. Down the hall, you'll find the primary bedroom, complete with a large walk-in closet and a full four piece ensuite bathroom. On the opposite end of the home are two additional bedrooms, including one oversized room with two windows and two closets, providing ample space and versatility. A second four piece bathroom is conveniently located between these bedrooms, and both bathrooms feature matching white vanities that complement the kitchen cabinetry. Parking is plentiful with a front parking pad and an RV gate, offering additional storage or parking options in the yard. The backyard also includes an oversized shed with loft storage for extra space. Directly across from the home is a beautiful park and playground, providing a perfect outdoor retreat for families and nature lovers. This home is move-in ready and available for immediate possession. Schedule your showing today.**

Inclusions: **SHED**
Property Listed By: **The Agency North Central Alberta**

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







