



THE
A-TEAM

**RE/MAX
FIRST**

124 BLANCHETT Road, Fort McMurray T9K 2A8

MLS®#: **A2170622**

Area: **Timberlea**

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

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1997**

Finished Floor Area
Abv Sqft: **1,362**
Low Sqft:
Ttl Sqft: **1,362**

Lot Information

Lot Sz Ar: **6,134 sqft**
Lot Shape:

DOM

15
Layout
Beds: **5 (2 3)**
Baths: **3.5 (3 1)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`7" x 5`11"	4pc Bathroom	Main	11`0" x 7`4"
Bedroom	Main	11`0" x 13`9"	Dining Room	Main	14`10" x 5`11"
Kitchen	Main	14`10" x 11`5"	Living Room	Main	16`6" x 16`2"
Bedroom - Primary	Main	16`6" x 20`3"	2pc Ensuite bath	Basement	5`0" x 7`10"
3pc Bathroom	Basement	7`2" x 7`10"	Bedroom	Basement	15`0" x 14`4"
Bedroom	Basement	12`9" x 10`4"	Bedroom	Basement	16`7" x 13`4"
Game Room	Basement	20`6" x 18`4"	Furnace/Utility Room	Basement	10`11" x 14`6"

Title: **Fee Simple**
Zoning: **R1**
Legal Desc: **8521147**

Remarks

Pub Rmks: **Welcome to 124 Blanchett Rd located in the sought after B's of Timberlea that features a beautifully landscaped yard, double car heated garage and large front driveway. As you enter the well laid out home you can feel the warm flow and cozy atmosphere. This home is well equipped with a total of five bedrooms, open concept kitchen/dinning area and a nice size living room perfect for hosting. Basement is fully developed with three bedrooms, a 2pc ensuite, 3pc bathroom, laundry room and a spacious recreational room. This property has been very well maintained. (same owners for the past 18 years) UPGRADES - Furnace/AC Core (2023) - New Siding/Eavestrough (2018)- Hot Water Tank (2015)- Shingles (2014). Pool Table and Hot Tub are negotiable !! Definitely a must see !!**

Inclusions: **n/a**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









