



117 BACON Place, Fort McMurray T9K1Z3

MLS® #: **A2171044** Area: **Timberlea** Listing **10/03/24** List Price: **\$399,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 02-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1986** Abv Sqft: **1,356**
Lot Information Low Sqft:
 Lot Sz Ar: **6,310 sqft** Ttl Sqft: **1,356**
 Lot Shape:

DOM

88
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

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

Access:
 Lot Feat: **Back Yard,Landscaped,See Remarks**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum,Tile**
 Sewer: Ext Feat: **Lighting** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **Kitchen Island,Laminate Counters,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 19`8"	Kitchen	Main	9`0" x 10`0"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	13`0" x 11`10"
2pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	10`0" x 9`0"
Family Room	Basement	26`0" x 13`0"	Dinette	Main	11`0" x 12`5"
Bedroom	Main	10`0" x 8`9"	Foyer	Main	5`10" x 7`0"

Bedroom	Basement	10`0" x 10`0"	4pc Bathroom Legal/Tax/Financial	Basement	0`0" x 0`0"
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Title: Fee Simple	Zoning: R1
Legal Desc: 8521147	Remarks

Pub Rmks: **117 Bacin Place - This Bilevel is located on a large landscaped and fenced lot with green space/ park area behind your home and walking path beside your home. Your home has a double attached garage and ample parking with concrete driveway; inside you are welcomed with a large foyer area leading to the main floor. The oversized living room has an abundance of natural lighting with a large window, wood burning fireplace with white brick surround and is open to the dinette area which leads you to your kitchen. The kitchen is oversized with loads of countertop and cupboard space with linoleum flooring and access to your large back deck looking over your fenced yard and park area. Back inside the main floor has 3 bedrooms which includes the primary suite. You're oversize primary Sweet does have a two-piece en suite. The basement is fully developed with a massive family room. You will also find a bathroom and fourth bedroom. Your home is close to schools, parks, busing, public, transportation, shopping, walking, trails, bike trails, and so much more. Call today for your private viewing**

Inclusions:
Property Listed By: **Sold as is, where is on possession
COLDWELL BANKER UNITED**

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





