



THE
A-TEAM

**RE/MAX
FIRST**

152 BURRY Road, Fort McMurray T9K 1T4

MLS®#: **A2171159**

Area: **Timberlea**

Listing Date: **10/07/24**

List Price: **\$389,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,115

Year Built:

1997

Low Sqft:

Lot Information

Ttl Sqft:

1,115

Lot Sz Ar:

4,154 sqft

Lot Shape:

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

5

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

Concrete Driveway,Garage Door Opener,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	7`7" x 9`10"
Bedroom - Primary	Main	11`4" x 13`7"
4pc Bathroom	Main	7`8" x 5`1"
4pc Bathroom	Basement	7`6" x 5`0"

Room	Level	Dimensions
Bedroom	Main	11`1" x 11`7"
3pc Ensuite bath	Main	6`0" x 6`10"
Bedroom	Basement	17`7" x 9`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R2

Legal Desc:

8521145

Remarks

Pub Rmks:

Welcome to 152 Burry Road! This duplex offers the perfect blend of comfort and convenience, ideal for families, investors, or anyone looking for a versatile living space. Perfectly situated near schools, transit and all amenities in the sought-after location of the Timberlea "B's". With a little TLC, this property can transform into your dream oasis or an excellent investment opportunity! The home features 3+1 bedrooms and 3 bathrooms, with a functional floor plan that allows for easy flow between living spaces. The basement features a separate entrance, has its own laundry and has space for a kitchenette. Attached oversized single garage and parking for 4 vehicles in the driveway. The backyard is fully fenced and features a two-tiered deck. Don't miss this chance to make your mark in a fantastic location! Schedule a showing today and explore the possibilities this home has to offer!

Inclusions:

basement fridge, basement washer/dryer

Property Listed By:

ROYAL LEPAGE BENCHMARK

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







