



THE
A-TEAM

**RE/MAX
FIRST**

161 ROBINSON Lane, Fort McMurray T9J 1L8

MLS®#: **A2171519** Area: **Abasand** Listing Date: **10/07/24** List Price: **\$384,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **3,852 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **961**
 Low Sqft:
 Ttl Sqft: **961**

DOM

10
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Concrete, Vinyl Siding**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`7" x 9`2"	Bedroom	Main	9`7" x 9`6"
Dining Room	Main	11`6" x 11`10"	Kitchen	Main	9`0" x 10`7"
Living Room	Main	11`7" x 14`6"	Bedroom - Primary	Main	13`10" x 10`11"
4pc Bathroom	Basement	5`0" x 9`6"	Bedroom	Basement	9`0" x 14`0"
Bedroom	Basement	8`11" x 14`0"	Laundry	Basement	5`4" x 6`7"
Game Room	Basement	12`7" x 17`11"	Furnace/Utility Room	Basement	8`4" x 6`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0226274**

Zoning: **R1P**

Remarks

Pub Rmks:

Welcome to 161 Robinson Lane! This detached single-family dwelling is located in a cul-de-sac in the heart of Abasand, a desirable and well-established neighborhood. Known for its close proximity to downtown, parks, schools and amenities. This bi-level home features four spacious bedrooms, including a primary bedroom with a walk-in closet, offering plenty of storage and privacy. The large living room boasts vaulted ceilings, adding an open and airy feel to the space, while the dining area is perfect for family gatherings. The open-concept kitchen is designed for functionality, with ample cupboard and counter space, making it ideal for cooking and entertaining. The fully developed basement adds extra living space, featuring a large recreation room perfect for family activities or entertaining guests. The cozy fireplace creates a warm and inviting atmosphere, making it an ideal spot for relaxing during colder months, throw in a couple bedrooms, laundry room and full bathroom and you have a fully functional basement! Back lane access allows for efficient parking for everyone! Call for your personal tour.

Inclusions:

Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, A/C Unit

Property Listed By:

EXP REALTY

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







