



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**304 ASH Way, Fort McMurray T9K 0G3**

MLS® #: **A2171954**

Area: **Timberlea**

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

List Price: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2007**

Lot Information

Finished Floor Area

Abv Sqft:

**1,410**

Low Sqft:

Ttl Sqft:

**1,410**

Lot Sz Ar:

**4,301 sqft**

Lot Shape:

DOM

**42**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Modular Home**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Front Yard,Landscaped**

**Parking Pad**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**

Int Feat: **Kitchen Island,Laminate Counters,Pantry,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 7`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`7" x 18`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>20`8" x 18`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`10" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 16`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 18`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 13`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`2"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RMH-1**

**0720042**

Remarks

Pub Rmks: **NO CONDO FEES! Pride of ownership shows in this family size modular home in the Timberlea area. Spacious living room with large windows and a corner gas fireplace. Kitchen has loads of cupboard and counter space. Has an island and corner pantry so no short of room if you love working in the kitchen. More storage in cabinets in the dining area that leads out to the deck. Laundry is conveniently located off the kitchen with a doorway that leads to the side yard. Master bedroom is large enough for a king bed and has loads of closet space. You will love the ensuite bath with a stand up shower, built in make-up vanity and huge jetted soaker tub. Love that the toilet has its own space with a door. Having the other 2 bedrooms and full bath away from the master bedroom allows for lots of privacy. What the owner loves about this home is NO CARPETS. The side yard has gravel and grass along with flower beds. Also has a 16 x 10 insulated and wired workshop that makes for a perfect man cave. Separate storage in the back that can be opened up. Also comes with 2 additional sheds. You will not only love the indoor space but will also enjoy the deck and fenced yard for the kids and the pets. Fence also opens up so you can park your RV for the winter. Don't wait for this one to be scooped up and book your showing today.**

Inclusions: **n/a**  
Property Listed By: **3% REALTY FORT MCMURRAY**

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













