



THE
A-TEAM

**RE/MAX
FIRST**

100 MACRAE Place, Fort McMurray T9K0Z7

MLS® #: **A2172936**

Area: **Parsons North**

Listing Date: **10/15/24**

List Price: **\$761,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2012**
Lot Information
Lot Sz Ar: **6,932 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,392**
Low Sqft:
Ttl Sqft: **2,392**

DOM

207
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer: **Sewer**
Ext Feat: **Other,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,ENERGY STAR Qualified Appliances,Garage Control(s),Instant Hot Water,Microwave,Oven,Refrigerator,See Remarks,Tankless Water Heater,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`10" x 19`3"
Living Room	Main	13`3" x 21`6"
Laundry	Main	6`6" x 9`8"
Bedroom	Second	11`2" x 11`5"
2pc Bathroom	Main	7`5" x 6`9"
4pc Bathroom	Second	8`11" x 8`9"
Bedroom	Basement	11`4" x 12`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`9" x 12`11"
Office	Main	7`10" x 10`0"
Bedroom - Primary	Second	23`0" x 25`10"
Bedroom	Second	11`10" x 9`6"
5pc Ensuite bath	Second	14`7" x 11`8"
Family Room	Basement	15`9" x 28`6"
Bedroom	Basement	8`10" x 12`4"

4pc Bathroom	Basement	5`11" x 9`11"	Furnace/Utility Room Legal/Tax/Financial	Basement	10`8" x 10`4"
Title: Fee Simple		Zoning: ND			
Legal Desc:		1222497		Remarks	
Pub Rmks:					
Inclusions:		Public Remarks: Welcome to this STUNNING 2-Story home nestled in a DESIRABLE NEIGHBORHOOD! with 2392 Sq Ft of exquisite Design . This residence offers a 2 BEDROOM LEGAL SUITE & a thoughtfully laid out floor plan that MAXIMIZES SPACE & FUNCTIONALITY. This spacious residence offers ample living space for your family. The QUALITY CRAFTMANSHIP is evident throughout the home. UPON WAKING IN you are greeted by a SPACIOUS ENTRANCE with a LARGE WALK-IN-CLOSET, there is MAIN FLOOR OFFICE, 2 pcs BATHROOM, then step in the HEART OF THE HOME and be CAPTIVATED by the STUNNING KITCHEN, featuring CUSTOM MAPLE CABINETS, CROWN MOLDINGS, GRANITE COUNTER TOPS, UPPER GLASS CABINETS, UNDER COUNTER LIGHTING, A LARGE SIT-UP ISLAND (with cabinets)perfect for ENTERTAINING guests or enjoying FAMILY TIME., TILE FLOORING. There is ACCESS TO BACK DECK off the SUNNY DINING AREA which is open to the beautiful LIVING ROOM that is ADORNED WITH HIGH CEILINGS & SOARING BRIGHT WINDOWS to allow loads of beautiful NATURAL LIGHTING IN CREATING A WARM & INVITING ATMOSPHERE, BEAUTIFUL HARDWOOD FLOORING. MAIN FLOOR LAUNDRY, 2 PCS BATHROOM & ACCESS TO DOUBLE ATTACHED IN FLOOR HEATED GARAGE. UPPER LEVEL OFFERS 3 BEDROOMS ,OVERSIZED PRIMARY BOASTS A BEAUTIFUL 5 PCS ENSUITE, LARGE WALK IN CLOSET. 2 FULL SPARE ROOMS each with WALK-IN CLOSETS & there is another 4 PCS BATHROOM . Off the MAIN LEVEL you have BASEMENT ACCESS with PRIVATE ACCESS TO THE UTILITY ROOM & STORAGE and the BASEMENT SUITE. DOWNSTAIRS, the BASEMENT PRESENTS a 2 BEDROOM LEGAL SUITE that has a PRIVATE SEPARATE ACCESS TO THE FULLY SELF CONTAINED SUITE FROM THE OUTSIDE , This 2 BED LEGAL SUITE offers a 4 PCS BATHROOM, SPACIOUS OPEN CONCEPT EAT-IN KITCHEN, & LIVING ROOM, this OFFERS POTENTIAL RENTAL INCOME OR SPACE FOR EXTENDED FAMILY. OUTSIDE offers a DOUBLE ATTACHED IN FLOOR HEATED GARAGE w/ LARGE OVER SIZED DRIVEWAY & GATED R.V. PARKING (with a boulevard crossing permit) in the BACKYARD provide ample space for VEHICLES, R.V.PARKING & OUTDOOR ACTIVITIES. SITUATED IN A DESIRED NEIGHBORHOOD, this CUSTOM BUILT HOME COMBINES LUXURY, COMFORT & CONVENIENCE. Don't miss your chance to call this EXQUISITE property yours. CENTRAL AIR CONDITIONING, HEATED FLOORING. APPLIANCES, WINDOW COVERINGS included. Original owners and PRIDE OF OWNERSHIP SHOWS.			
Property Listed By:		Central Air Conditioner COLDWELL BANKER UNITED			

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











