



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 ROY Lane, Fort McMurray T9J 1L9**

MLS®#: **A2173176**

Area: **Abasand**

Listing Date: **10/17/24**

List Price: **\$474,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 11-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2016**  
Lot Information  
Lot Sz Ar: **3,258 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,321**  
Low Sqft:  
Ttl Sqft: **1,321**

DOM

**95**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped**  
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated**

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Refrigerator,Stove(s),Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,French Door,No Smoking Home,Open Floorplan,Quartz Counters,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 7`7"	Foyer	Main	5`11" x 8`10"
Kitchen	Main	13`11" x 14`4"	Living Room	Main	12`7" x 18`1"
4pc Bathroom	Second	9`3" x 6`0"	Bedroom	Second	9`3" x 13`5"
Bedroom	Second	9`4" x 13`7"	Bedroom - Primary	Second	13`5" x 11`2"
4pc Bathroom	Basement	4`11" x 10`9"	Bedroom	Basement	9`3" x 13`4"
Game Room	Basement	12`5" x 20`10"	Furnace/Utility Room	Basement	5`2" x 7`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0226274**

Zoning:  
**R1P**

Remarks

Pub Rmks:

**Welcome to 105 Roy Lane: This modern, fully developed Kydan home features high-end finishes, an open floor plan, a perfectly sized 22x22 heated double car garage, and is tucked away on a quiet street with picturesque river valley views. Surrounded by parks, trails, and the natural beauty of Abasand, this turn-key home is perfect for those seeking a low-maintenance lifestyle with easy access to outdoor adventures. The modern curb appeal sets the stage for what's inside. Step through the enclosed glass garden doors into an inviting open-concept living space. Luxury vinyl plank flooring flows through the living room, while durable large ceramic tile complements the kitchen area. The kitchen boasts quartz countertops, a mosaic tile backsplash, black stainless steel appliances, and stylish black light fixtures, creating a sleek, modern look. With plenty of space for meal prep and dining, this kitchen is both functional and beautiful. A large two-piece bathroom completes the main floor. Upstairs, you'll find a private retreat with three generously sized bedrooms, each featuring luxury vinyl plank flooring that matches the living room below. The primary bedroom easily accommodates a king-sized bed and offers a large walk-in closet. The four-piece bathroom continues the cohesive design found throughout the home, with quartz countertops and modern finishes. Dark painted interior doors add a unique touch of character and charm. The lower level offers a cozy family room, complete with a natural gas fireplace with stone veneer and soft grey carpet, creating a warm, inviting atmosphere. A fourth bedroom with a double-door closet and a spacious four-piece bathroom complete this level. The detached garage is insulated, finished, and heated, with high ceilings, offering ample storage or space for a workshop, man cave, or secure parking for your vehicles. At the end of the lane, you'll enjoy breathtaking views of the river valley and direct access to trails that wind through the endless forests surrounding Fort McMurray. Explore the beauty of nature right from your doorstep! This home is move-in ready—schedule your private tour today.**

Inclusions:  
Property Listed By:

**N/A**  
**The Agency North Central Alberta**

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











