



THE
A-TEAM

**RE/MAX
FIRST**

260 BACON Place, Fort McMurray T9K 1Z2

MLS®#: **A2173603**

Area: **Timberlea**

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

List Price: **\$449,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1990**
Lot Information
Lot Sz Ar: **4,596 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,282**
Low Sqft:
Ttl Sqft: **1,282**

DOM

47
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Level,Standard Shaped Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Insulated,Parking Pad,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 9`2"
Bedroom	Main	9`8" x 11`9"
Breakfast Nook	Main	6`7" x 11`4"
Kitchen	Main	11`2" x 11`4"
Bedroom - Primary	Main	13`1" x 12`9"
Bedroom	Basement	13`4" x 17`9"
Laundry	Basement	9`0" x 5`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`7" x 5`1"
Bedroom	Main	13`1" x 9`8"
Dining Room	Main	9`0" x 11`8"
Living Room	Main	14`5" x 15`6"
3pc Bathroom	Basement	9`0" x 9`8"
Bedroom	Basement	14`10" x 10`0"
Game Room	Basement	14`8" x 22`9"

Storage	Basement	8`5" x 5`4"	Furnace/Utility Room	Basement	5`9" x 7`2"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R1
Legal Desc:	8521147

Remarks

Pub Rmks: **Welcome to 260 Bacon Place: Original owners are finally saying goodbye to their family home of many years! This 5 bedroom home located in the Desirable B's of Timberlea features New Shingles (2020), New Furnace (2018), New Hot Water Tank (2018) and is ready for immediate possession! The home offers curb appeal, a long double paved driveway (2018) and attached double car garage that has just recently been insulated and drywalled and is ready for use. A spacious entry greets you upon arrival and stairs lead you up into the main living room and dining room area complete with a wood burning fireplace and large windows for an abundance of natural light. Through the archway is your eat in kitchen with Updated Kitchen Cabinets (2017), tile floors, a newer dishwasher (2020) and space for a breakfast table or desk! On the main level you'll find 3 spacious bedrooms, none have carpet, and the primary bedroom is host to a walk in closet and 4pc ensuite bathroom. The lower level provides 2 more large bedrooms, a big family room, 3pc bathroom and the laundry room. Enjoy the fresh air and cool breeze from the covered screened in back deck, with low maintenance landscaping that provides a blank canvas for your creative backyard ideas. Located on a quiet street and located a block away from green space, parks and schools, this is a fantastic family home in an incredible neighbourhood. Schedule a tour today! (Adding virtual unattached goods (chattels) of realistic size to property photos in order to give perspective on room dimensions.)**

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









