



THE
A-TEAM

**RE/MAX
FIRST**

176 TORRIE Bay, Fort McMurray T9K 1P2

MLS®#: **A2174557**

Area: **Dickinsfield**

Listing Date: **10/23/24**

List Price: **\$425,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1981**

Finished Floor Area
Abv Sqft: **1,273**

Lot Information

Lot Sz Ar: **8,066 sqft**
Lot Shape:

Low Sqft:
Ttl Sqft: **1,273**

DOM

28
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Greenbelt,Irregular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Other**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`11" x 12`2"
2pc Ensuite bath	Main	5`8" x 4`6"
Bedroom	Main	10`3" x 11`2"
Kitchen	Main	11`0" x 14`6"
Bedroom	Basement	11`7" x 10`4"

Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 7`3"
Bedroom	Main	8`7" x 11`1"
Dining Room	Main	10`1" x 14`10"
Living Room	Main	17`2" x 14`2"
Bedroom	Basement	11`3" x 10`11"

**3pc Bathroom
Game Room**

**Basement
Basement**

**8`7" x 9`2"
15`4" x 16`2"**

**Laundry
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**10`7" x 13`6"
5`7" x 6`5"**

Title:
Fee Simple
Legal Desc:

8022549

Zoning:
R1

Remarks

Pub Rmks:

Greenbelt! Cul de Sac! 8200sqft lot! Welcome home to 176 Torrie Bay! This fully developed bi-level home, with a double attached garage tucked away in a quiet cul-de-sac is seeking new owners. Situated on over 8,000 square foot lot AND backing onto walking trails and greenbelt , enjoy the serenity offered! Stepping inside you have an updated living space with gas fireplace, good sized kitchen, full bathroom and 3 bedrooms. The primary bedroom boats an additional 2 piece bathroom. The basement offers a cozy ambience, with 2 more bedrooms, bathroom and good sized family room boasting a second fireplace. With a little TLC this home could turn into your ultimate dream home. Centrally located near schools, shopping, parks book your private viewing today!

Inclusions:
Property Listed By:

**As is where is on possession
COLDWELL BANKER UNITED**

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









