



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**147 ALDERWOOD Drive, Fort McMurray T9J 1A8**

MLS® #: **A2175037**

Area: **Abasand**

Listing Date: **10/25/24**

List Price: **\$179,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2018**

Finished Floor Area  
Abv Sqft: **1,174**  
Low Sqft:  
Ttl Sqft: **1,174**

DOM

**57**  
Layout  
Beds: **3 (3)**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>21`4" x 10`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>44`7" x 26`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`5" x 33`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>45`11" x 33`2"</b>
<b>Storage</b>	<b>Basement</b>	<b>20`4" x 32`10"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>45`7" x 36`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>31`10" x 29`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>45`11" x 31`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>21`8" x 28`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>44`7" x 62`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$516**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **8120257**

Remarks

Pub Rmks: **AFFORDABLE LIVING WITH LOW CONDO FEES! 147 Alderwood Drive, located in beautiful Abasand, offers a warm and inviting atmosphere with a layout designed for comfort. This welcoming 3 bedroom, 2 bathroom townhouse is perfect for the first time home buyer, families or investors. The kitchen offers stainless steel appliances, while the finished basement includes a large rec room ideal for playtime or even a home office. The fenced yard is ideal for kids and pets to play. Nestled in a quiet neighbourhood, this home is just minutes from schools, downtown, the hospital, playgrounds, and trails, making it convenient for work, school, and weekend adventures. This is a great choice for a nicely finished and well connected home. Schedule your viewing today!**

Inclusions:  
Property Listed By: **Negotiable: Coffee table, tv console, tv, leather couch, leather chair, dining room table & 4 chairs, tv upstairs and wall mount RE/MAX FORT MCMURRAY**

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





