



THE
A-TEAM

**RE/MAX
FIRST**

79 POWDER Drive, Fort McMurray T9K0M4

MLS®#: **A2175823** Area: **Timberlea** Listing Date: **10/26/24** List Price: **\$349,000**
 Status: **Pending** County: **Wood Buffalo** Change: **-\$18k, 03-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **2,624 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Stall**

Finished Floor Area

Abv Sqft: **1,724**
 Low Sqft:
 Ttl Sqft: **1,724**

DOM

56
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **Granite Counters,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Dinette	Main	9`0" x 12`5"	Kitchen	Main	8`6" x 13`5"
Living Room	Main	9`10" x 21`6"	Office	Main	11`0" x 14`0"
Bedroom	Second	9`5" x 13`0"	Bedroom	Second	9`0" x 19`5"
Bedroom - Primary	Second	13`0" x 21`11"	Bedroom	Basement	12`5" x 9`5"
Den	Basement	10`5" x 8`0"	Game Room	Basement	18`0" x 8`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0425749

Remarks

Pub Rmks: **79 Powder Dr- Your spacious and fully developed half duplex is in the heart of Timberlea, offering 1,726 sq ft of beautifully designed living space. The main level offers an open-concept layout, featuring a large kitchen with granite countertops, a central island, corner pantry, and plenty of cupboard and countertop space. A bright dinette area leads to the back deck, with rear alley access and parking. The oversized living room is filled with natural light, hardwood flooring and a gas fireplace. You'll also enjoy a massive office space On your main level giving you the ability to work from home in a quiet space. Upstairs, discover three oversized bedrooms, a full bathroom, and a primary suite with a walk-in closet and ensuite. The fully developed basement includes a four-piece bathroom, needing just minor finishing touches, and a convenient separate entrance—perfect for added flexibility or potential income opportunities. This home combines comfort, style, and functionality in one of Timberlea's most desirable neighborhoods. Call today for your private viewing!!!**

Inclusions:
Property Listed By: **Sold as is where is own possession
COLDWELL BANKER UNITED**

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







