



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**79 POWDER Drive, Fort McMurray T9K0M4**

MLS®#: **A2175823**      Area: **Timberlea**      Listing Date: **10/26/24**      List Price: **\$367,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      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

**2**  
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**







