



THE
A-TEAM

**RE/MAX
FIRST**

113 GOODWIN Place, Fort McMurray T9K1K1

MLS®#: **A2175920**

Area: **Grayling Terrace**

Listing Date: **10/26/24**

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1980**

Finished Floor Area
Abv Sqft: **1,324**
Low Sqft:
Ttl Sqft: **1,324**

Lot Information

Lot Sz Ar: **3,531 sqft**
Lot Shape:

DOM

68
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Greenbelt**
Park Feat: **Front Drive,Garage Faces Front,Single Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Laminate Counters,Quartz Counters,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	9`6" x 10`11"
Bedroom	Second	11`0" x 9`0"
Bedroom - Primary	Second	13`0" x 11`0"
Game Room	Basement	19`0" x 10`0"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Dinette	Main	9`5" x 6`11"
Living Room	Main	20`0" x 10`10"
Bedroom	Second	9`0" x 12`0"
Bedroom	Basement	7`0" x 15`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

8021827

Remarks

Pub Rmks:

113 Goodwin Place-This beautiful (GREENBELT) home is equipped with an attached garage and nestled in a quiet cul de sac and backing onto the greenbelt. Your beautiful two-story home offers a renovated kitchen with lots of countertop and cupboard space, new appliances, two-tone cabinets, nicely finished with ceiling height and crown molding, as well as stunning countertops. It is open to your oversized dinette area; Great for entertaining. You're a large sunken living room space has hardwood flooring, a beautiful fireplace area, large windows offering an abundance of natural lighting as well as access to your fenced backyard with a three season space on your large deck, above ground fire pit;this beautiful oasis is sure to impress with A waterfall insert, Extra storage space provided with your shed. Back inside, you will find three bedrooms upstairs, one of which is your primary suite with a walking closet and 3 piece en suite. Your ensuite is renovated with stand up shower. The basement is fully developed where you will find an abundance of storage space a full laundry room, rec room area and a fourth bedroom. Renovations have been done throughout this home and it is sure to impress. Call today for your private viewing.!!! This home is turn key; some renovations include new or paint, newer, light fixtures, and or doors, newer, trim, new exterior siding, new flooring, and so much more

Inclusions:
Property Listed By:

Fridge, stove, dishwasher, microwave, garage, door, opener, washer, dryer, blinds, spare bedroom, furniture, small, deep, freeze, central VAC ((no attachments) COLDWELL BANKER UNITED

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







