



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 PALOMINO Close, Fort McMurray T9H 5M2**

MLS®#: **A2176528**

Area: **Prairie Creek**

Listing Date: **10/31/24**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$10k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2001**

Finished Floor Area  
Abv Sqft: **1,260**  
Low Sqft:  
Ttl Sqft: **1,260**

Lot Information

Lot Sz Ar: **4,355 sqft**  
Lot Shape:

DOM

**20**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Asphalt,Interlocking Driveway,Parking Pad**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:  
**Piling(s)**

Kitchen Appl: **See Remarks**  
Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,Pantry,Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 15`0"	Kitchen	Main	7`0" x 12`0"
Bedroom	Main	8`3" x 9`0"	Bedroom	Main	12`0" x 8`5"
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	14`9" x 11`5"	Laundry	Main	8`0" x 6`0"

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**0123790**

**RMH**

Remarks

Pub Rmks:

**240 Palomino Close- Your home features 3 bedrooms, 2 baths; located in a quiet area!!! Outside you have double parked driveway, with a fenced yard, and shed for extra storage. Let's go inside where you will find an open concept floor plan. The large living room features lot's of natural lighting with vaulted ceilings and laminate flooring. The kitchen has lot's of countertop and cupboard space, a pantry and a large dinette area with built in cupboards giving extra storage. The oversized Master Bedroom features walk-in closet + full 4 piece ensuite! Your home also features two other bedrooms with a main 4 piece bathroom and a laundry room giving access to the yard and deck area. Your home also has extra insulation and plywood behind the skirting to provide extra protection for your pipes. This home is a must see close to the horse stable, a block from the park and many other amenities. Call today for your private viewing !!!**

Inclusions:

**Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, two ceiling fans, two portable AC units**

Property Listed By:

**COLDWELL BANKER UNITED**

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



