



THE
A-TEAM

**RE/MAX
FIRST**

193 ELM Street, Fort McMurray T9K 0K1

MLS®#: **A2176531**

Area: **Timberlea**

Listing Date: **11/01/24**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **5,804 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,258**
Low Sqft:
Ttl Sqft: **1,258**

DOM

50
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Landscaped,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Entrance,Private Yard,Storage**

Construction: **Concrete,See Remarks,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Freezer,Microwave,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	9`5" x 10`1"
Bedroom	Main	11`2" x 11`4"	Dining Room	Main	12`7" x 10`0"
Kitchen	Main	12`7" x 10`0"	Foyer	Main	6`2" x 12`2"
Living Room	Main	13`1" x 14`5"	Bedroom - Primary	Main	13`2" x 16`8"
3pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	12`5" x 17`9"
Bedroom	Basement	14`11" x 11`0"	Game Room	Basement	7`6" x 17`9"
Kitchen	Basement	7`7" x 17`9"	Laundry	Basement	11`1" x 12`10"

3pc Ensuite bath

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0728309

Remarks

Pub Rmks: **\$10,000 on upgrades on the home, new basement flooring, paint in the basement which is now vacant and easy to show. This now no carpet home is sure to wow you! Welcome to 193 Elm Street in the highly sought-after Timberlea neighbourhood of Fort McMurray! This meticulously maintained bi-level home offers the perfect combination of comfort, style, and functionality, making it ideal for large families or anyone looking to enjoy a spacious and well-thought-out layout. With a total of 5 bedrooms** and 3 full bathrooms, there's plenty of room for everyone to have their own space. Main Level Step into a bright and open living area featuring large windows that flood the space with natural light. The living room boasts a cozy gas fireplace, making it the perfect spot for those cold winter evenings. The kitchen is a chef's dream, offering quartz countertops, plenty of cabinetry, and stainless steel appliances, making meal prep a breeze. Adjacent to the kitchen is the dining area, where you can enjoy family meals with ease. The primary bedroom is truly a retreat, with ample space for your king-sized furniture, a walk-in closet, and a 3-piece ensuite. Two additional bedrooms on this level share a 4-piece bathroom, ideal for the kids or guests. The attention to detail and the well-maintained finishes give this home a warm, welcoming atmosphere Basement The fully finished basement offers versatility, featuring 2 large bedrooms, perfect for a growing family or as guests. There's also a spacious family room where the kids can play or where you can set up a cozy entertainment space. A second kitchen in the basement adds convenience and flexibility for multi-generational living or hosting gatherings. Additionally, the basement features a full 3-piece bathroom and a large laundry room with extra storage space. Exterior The landscaped yard offers plenty of space for outdoor activities, and the raised deck is perfect for summer barbecues or enjoying a cup of coffee in the morning. The backyard is fully fenced, providing privacy and a safe space for kids and pets to run around. There is a ton of storage with the two sheds in the back. Additional Features: - Central Air Conditioning to keep you cool during those hot summer months - Large windows throughout, allowing for tons of natural light - Open-concept layout on the main floor, perfect for entertaining - Located close to schools, parks, shopping, and all the amenities Timberlea has to offer . Are you ready to say yes to this address? Don't miss your chance to make this fantastic property your new home! --- This charming home is waiting for its next family to move in and create lasting memories. Book your viewing today and see why this house should be at the top of**

Inclusions:
Property Listed By: **Fridge x2, stove x2, dishwasher x2, microwave x2, washer x2, dryer x2, garage heater, air conditioning, garage door opener, & 2 remotes, tv x4, RE/MAX FORT MCMURRAY**

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









