



THE
A-TEAM

**RE/MAX
FIRST**

236 SHETLAND Garden, Fort McMurray T9H5K7

MLS® #: **A2177468**

Area: **Prairie Creek**

Listing Date: **11/15/24**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,210**
Low Sqft:
Ttl Sqft: **1,210**

Lot Information

Lot Sz Ar: **5,651 sqft**
Lot Shape:

DOM

36
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Gazebo,Lawn,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **See Remarks,Vinyl Siding**
Flooring: **Carpet,See Remarks,Tile,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Freezer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,See Remarks,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"	Bedroom - Primary	Main	11`1" x 13`11"
Bedroom	Main	9`8" x 10`0"	Bedroom	Main	10`1" x 10`0"
Bedroom	Basement	9`1" x 9`8"	Bedroom	Basement	9`11" x 13`7"
Living Room	Main	17`9" x 19`5"	Kitchen	Main	10`6" x 12`0"

Game Room

Basement

26` 6" x 16` 2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0126008

Zoning:

R1S

Remarks

Pub Rmks:

Welcome to this stunning bungalow nestled in a prime location with a park on the opposite side of the street! This home offers a perfect blend of modern amenities and timeless charm, making it a true gem in the real estate market. As you step inside, you'll be greeted by a spacious and inviting living room, complete with a cozy gas fireplace and beautiful hardwood floors. The hardwood floors not only add a touch of elegance but also provide durability and easy maintenance. The kitchen is a true delight for any home chef. The natural wood cabinets not only provide ample storage space but also add a touch of warmth and elegance. With the resurgence of natural wood cabinets in interior design, this kitchen is sure to impress. Prepare delicious meals and entertain guests with ease in this stylish and functional space. Adjacent to the kitchen, the dining nook boasts garden doors that open up to a large deck, where you'll find a charming gazebo. This seamless connection between indoor and outdoor spaces allows for easy entertaining and relaxation. Enjoy morning coffees or host memorable gatherings while appreciating the beauty of the fenced yard and the park just across the street. The main floor of this bungalow also features three bedrooms, including a primary bedroom with a convenient three-piece ensuite. Each bedroom offers a peaceful retreat, providing comfort and privacy for everyone in the household. Descend to the basement, and you'll discover a massive family room, perfect for movie nights or hosting game days. The bar area adds a touch of sophistication and is ideal for entertaining friends and family. Additionally, two more bedrooms and a large bathroom with a spa-like soaker tub provide ample space for guests or growing families. To ensure your comfort year-round, this home is equipped with central air conditioning, allowing you to stay cool during the hot summer months. To complete the package, this home boasts a dream garage that is meticulously organized and equipped with cabinets for all your storage needs. Say goodbye to clutter and enjoy the convenience of a well-designed space. Don't miss out on the opportunity to make this incredible bungalow your own. With its desirable location, stylish interior, and exceptional features, including hardwood floors and central air conditioning, fenced yard, conveniently located across the street from a beautiful park, it's the perfect place to call home. Schedule a viewing today and start envisioning your future in this beautiful property.

Inclusions:

Property Listed By:

Dishwasher, Microwave, Refrigerator, Stove(s), Washer, Dryer, Window Coverings Other Equip: Curtain Rods, Garage Door Opener, See Remarks, Sump Pump RE/MAX FORT MCMURRAY

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















