



THE
A-TEAM

**RE/MAX
FIRST**

152 CARD Crescent, Fort McMurray T9K 2J1

MLS®#: **A2177663**

Area: **Timberlea**

Listing Date: **11/06/24**

List Price: **\$329,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2013

Lot Information

Finished Floor Area

Abv Sqft:

1,502

Low Sqft:

Lot Sz Ar:

4,023 sqft

Ttl Sqft:

1,502

Lot Shape:

DOM

186

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

Mobile Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Lawn,Level,See Remarks

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet,Wood

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Open Floorplan,See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`10" x 4`11"
Bedroom	Main	9`0" x 10`1"
Bedroom	Main	9`3" x 13`5"
Foyer	Main	6`3" x 10`11"
Laundry	Main	9`11" x 8`5"
Bedroom - Primary	Main	13`4" x 12`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	4`11" x 7`11"
Bedroom	Main	12`0" x 7`11"
Dining Room	Main	8`5" x 10`7"
Kitchen	Main	10`1" x 10`7"
Living Room	Main	18`7" x 14`6"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **Welcome to 152 Card Crescent: This beautiful 4-bedroom, 2-bathroom home situated in Cartier Park, a desirable neighborhood of Timberlea, has excellent curb appeal and a welcoming community feel. As you step inside, you're greeted by a spacious foyer that leads into a bright, open-concept living room complete with a cozy gas fireplace—perfect for gatherings and relaxation. The kitchen offers ample cupboard and counter space, designed to make cooking and entertaining effortless. Past the kitchen features the primary bedroom that is generously sized and has a private en-suite for added comfort. The laundry room is also conveniently located next to the primary bedroom. Past the living room sits the three additional generously sized bedrooms and the full bathroom. Outside, you'll find a great-sized yard, perfect for outdoor activities, gardening, or simply enjoying the seasons. Other highlights of this home includes A/C to keep you cool during warm summers, a large shed for extra storage, and the paved driveway, redone in 2015. With wonderful neighbors and an inviting layout, this home is ready for you to make it your own! Schedule your personal tour today.**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Shed**

Property Listed By: **EXP REALTY**

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





