



THE
A-TEAM

**RE/MAX
FIRST**

57 POPLAR Crescent, Fort McMurray T9H 1N8

MLS®#: **A2179757**

Area: **Downtown**

Listing Date: **11/18/24**

List Price: **\$330,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 10-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,080

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,080

Lot Information

Lot Sz Ar:

3,923 sqft

Lot Shape:

DOM

33

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Landscaped,Pie Shaped Lot,Views

Additional Parking,Driveway,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Bathroom Rough-in,No Animal Home,No Smoking Home,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`4" x 4`7"
Living Room	Main	13`1" x 11`6"
Bedroom	Upper	7`10" x 8`7"
Bedroom - Primary	Upper	13`1" x 10`4"
Furnace/Utility Room	Basement	10`9" x 14`8"

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`0" x 11`0"
4pc Bathroom	Upper	7`10" x 4`11"
Bedroom	Upper	9`1" x 12`4"
Game Room	Basement	16`10" x 21`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4782NY

Zoning:
FRA1

Remarks

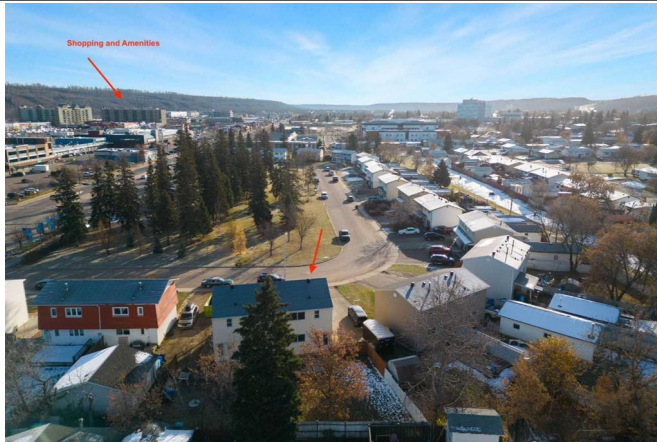
Pub Rmks:

CHRISTMAS SPECIAL! Experience the perfect blend of modern living and downtown convenience with this stunning, brand-new 2-storey semi-detached home, located on a private cul-de-sac in the heart of Fort McMurray. Offering the best of both worlds, this property provides a quiet, serene atmosphere thanks to the greenspace and mature trees across the street, acting as a natural barrier to road noise while giving you extra privacy. Set on a unique pie-shaped lot, the home features a spacious, fully fenced backyard, ideal for hosting gatherings or enjoying a peaceful afternoon. The fully landscaped front and back yards are move-in ready, and the backyard showcases a concrete patio. The long driveway, capable of accommodating up to 3 vehicles, offers plenty of parking space and room to build a garage in the backyard if desired, making this home perfect for families or those who love to entertain. Inside, you'll be the very first to enjoy this meticulously designed home, with its sleek, modern aesthetic and quality finishes throughout. The main floor is a light-filled space, featuring engineered hardwood flooring that flows seamlessly from room to room. The bright kitchen is the heart of the home, boasting gleaming stainless steel appliances including a dishwasher, plenty of counter space, and cabinetry designed for both style and functionality. The adjoining dining area is perfect for family meals or entertaining guests, while the spacious living room offers a cozy spot for relaxing and view of the greenspace. A convenient half bathroom on this level adds to the functionality and appeal of the main floor layout. Upstairs, discover 3 generously sized bedrooms. The bedroom closets come with built-in shelving, providing ample storage (one of the bedrooms features a walk-in closet). The full bathroom on this level features elegant marble ceramic tile flooring and a fully tiled bathtub/shower, creating a spa-like retreat for unwinding at the end of the day. The partially developed basement offers additional living space, complete with laundry facilities and rough-in plumbing for a future bathroom, giving you the flexibility to customize it according to your needs—whether you envision a home office, gym, or additional guest space. The property also includes air conditioning. This home is not only a serene escape but also a practical choice for urban living, with all the amenities you could need just minutes away. Whether it's shopping, dining, or exploring the nearby Athabasca River, you'll have everything at your fingertips. With its unbeatable location, modern design, and thoughtful features, this property is a rare find. Don't miss this unique opportunity to own a brand-new, light, bright, and airy home for under \$400,000—your perfect downtown sanctuary awaits! New home warranty is included.

Inclusions:
Property Listed By:

**Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Central Air Conditioner
RE/MAX First**

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





57 Poplar Crescent, Fort McMurray, AB

Main Floor Exterior Area 235.16 sq ft
Interior Area 492.52 sq ft



0 2 4

PREPARED 2024/11/18

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





57 Poplar Crescent, Fort McMurray, AB

2nd Floor Exterior Area 541.57 sq ft
Interior Area 452.48 sq ft



0 2 4

PREPARED: 2024/11/06



While regions are excluded from total floor area in OSQ/SE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



57 Poplar Crescent, Fort McMurray, AB

Main Building Total Exterior Area Above Grade 1080.70 sq ft



Main Floor
Exterior Area 339.54 sq ft

2nd Floor
Exterior Area 541.57 sq ft

Basement (Below Grade)
Exterior Area 199.59 sq ft

0 4 8

PREPARED: 2024/11/06



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