



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**224 CREE Road, Fort McMurray T9K 1X8**

MLS®#: **A2179885**

Area: **Timberlea**

Listing Date: **11/21/24**

List Price: **\$363,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1998**  
Lot Information  
Lot Sz Ar: **8,135 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,216**  
Low Sqft:  
Ttl Sqft: **1,216**

DOM

**30**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Modular Home**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Lawn,Greenbelt,No Neighbours Behind,Landscaped,Pie Shaped Lot,Views**

Park Feat:

**Concrete Driveway,Double Garage Detached,Driveway,Front Drive,Garage Faces Side,Heated Garage,Insulated,Parking Pad,RV Access/Parking,Side By Side,Tandem**

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Piling(s)**

Kitchen Appl: **None**

Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 8`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`4" x 11`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>14`9" x 15`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`7" x 8`11"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 15`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 15`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`10" x 12`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9723835**

Zoning:  
**RMH**

Remarks

Pub Rmks:

**Welcome to 224 Cree Road: This turn-key detached home offers a spacious 24x26 heated garage, an oversized pie-shaped lot, and NO CONDO FEES! Meticulously maintained and recently appraised, this home is ready for its new owners. The large paved driveway comfortably accommodates four or more vehicles, with plenty of room to park recreational toys or trailers thanks to convenient yard access. The garage is a dream for hobbyists or professionals, featuring in-floor heating, hot and cold water, and an expansive workspace ideal for any project. Step outside to enjoy the warmer months on the two-tiered deck, complete with a private, enclosed area perfect for a hot tub. The oversized lot offers endless possibilities for outdoor living and storage while providing space to relax and unwind with no neighbours behind you and direct access to many trails while backing onto Tower Road. Inside, the open-concept living space is both inviting and functional. Luxury vinyl plank flooring and new living room windows enhance the home's fresh appeal, while the warm-toned kitchen cabinets, island, and walk-in pantry provide plenty of room for cooking and entertaining. The primary bedroom is a private retreat, offering a walk-in closet, a four-piece ensuite bathroom, and ample space to comfortably fit a king-size bed. At the opposite end of the home, you'll find two additional bedrooms and another four-piece bathroom—an ideal layout for added privacy and convenience. Whether you're looking for a home with space, comfort, or the perfect garage setup, 224 Cree Road is a rare find. Schedule your private tour today!**

Inclusions:  
Property Listed By:

**N/A**  
**The Agency North Central Alberta**

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

















