



THE
A-TEAM

**RE/MAX
FIRST**

120 HUNTER Street, Fort McMurray T9K 2K6

MLS®#: **A2180873**

Area: **Timberlea**

Listing Date: **11/29/24**

List Price: **\$269,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 15-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Lot Sz Ar:

4,241 sqft

Lot Shape:

Abv Sqft:

1,134

Low Sqft:

Ttl Sqft:

1,134

DOM

163

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Street Lighting

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

None

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Built-in Features,Jetted Tub,Open Floorplan,Skylight(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	44`10" x 17`0"
Kitchen	Main	42`5" x 29`6"
Laundry	Main	26`0" x 17`6"
Bedroom - Primary	Main	43`6" x 39`8"
Bedroom	Main	38`7" x 30`4"

Room	Level	Dimensions
Living Room	Main	56`4" x 48`2"
Dining Room	Main	34`5" x 18`7"
4pc Ensuite bath	Main	16`2" x 29`0"
Bedroom	Main	31`2" x 30`4"
4pc Bathroom	Main	25`2" x 16`8"

Legal/Tax/Financial

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0024894**

Remarks

Pub Rmks: **Welcome to 120 Hunter Street - A Charming Home With Endless Possibilities! Step into this beautifully maintained 3 bedroom, 2 bath home, nestled in a peaceful and quiet neighbourhood close to all the amenities you need. With its thoughtful design, modern touches, and incredible outdoor space, this property is ideal for families, pet owners, and those seeking a blend of comfort and convenience. From the moment you walk through the door, you'll feel at home. The open-concept floor plan is bright and airy, with skylights that bathe the living spaces in natural light. The living room boasts a stunning fireplace mantle, creating a warm and inviting atmosphere—perfect for cozy Fort McMurray evenings or entertaining guests. The heart of the home is the kitchen, where modern functionality meets a hint of rustic charm. It's the ideal space for preparing meals or enjoying time with loved ones. Durable, pet-friendly flooring flows throughout the home, combining style and practicality for everyday life. The large primary bedroom is a peaceful retreat, featuring built-in closet shelving and a luxurious 4-piece ensuite bath with a relaxing jetted tub. The two additional bedrooms provide flexibility for family, guests, or a home office. Step outside into a fenced-in yard that's perfect for children or pets to play safely. The real showstopper here is the oversized, brand-new, 16 ft wide by 24 ft long shed, a dream space for a man cave, she shed, workshop, or extra storage. A large gate to the backyard adds convenience and functionality. Easy access for quads and toys! This property offers low condo fees, ample parking, and a friendly neighbourhood vibe. With its quiet location, unique details, and proximity to schools, parks, and shopping, this home truly has it all. Don't miss your chance to make this home your own. Schedule your showing today and see everything this incredible home has to offer!**

Inclusions: **Oversized shed, window blinds, AC, a freezer, OTR microwave, TV mounts, furniture negotiable**

Property Listed By: **RE/MAX Connect**

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





