



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 HUNTER Street, Fort McMurray T9K 2K6**

MLS®#: **A2180873**

Area: **Timberlea**

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

List Price: **\$289,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2001**

Finished Floor Area  
Abv Sqft: **1,134**

Lot Information

Lot Sz Ar: **4,241 sqft**  
Lot Shape:

Low Sqft:  
Ttl Sqft: **1,134**

DOM

**22**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Landscaped,Street Lighting**  
Park Feat: **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
<b>Foyer</b>	<b>Main</b>	<b>13`8" x 5`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 9`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`11" x 5`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`3" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 9`3"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 14`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 5`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 5`1"</b>

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 FORT MCMURRAY**

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





