



THE
A-TEAM

**RE/MAX
FIRST**

128 SALINE CREEK Way, Fort McMurray T9K 2V6

MLS®#: **A2181057**

Area: **Timberlea**

Listing Date: **11/25/24**

List Price: **\$489,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Fort McMurray**
Year Built: **2005**

Finished Floor Area
Abv Sqft: **1,487**
Low Sqft:
Ttl Sqft: **1,487**

Lot Information

Lot Sz Ar: **3,483 sqft**
Lot Shape:

DOM

26
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Lawn**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Jetted Tub,Kitchen Island,No Animal Home,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`7" x 12`7"
2pc Bathroom	Main	
Bedroom - Primary	Second	13`7" x 13`1"
Bedroom	Second	9`8" x 12`7"
4pc Bathroom	Second	
Bedroom	Basement	8`7" x 11`2"
3pc Bathroom	Basement	

Room	Level	Dimensions
Living/Dining Room Combination	Main	20`2" x 21`11"
Dinette	Main	7`1" x 9`10"
4pc Ensuite bath	Second	
Bedroom	Second	10`0" x 11`9"
Family Room	Basement	15`5" x 15`6"
Bedroom	Basement	7`6" x 8`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0425986

Remarks

Pub Rmks: **Welcome to 128 Saline Creek Way, nestled in the sought-after Timberlea neighbourhood. This charming 2-story family home boasts 5 Bedrooms, 3.5 Bathrooms, a fully developed basement, and a heated detached 1.5-car garage. Step into the main entrance and be greeted by stunning vinyl plank flooring that sets the tone for the entire home. The living room is bathed in natural light from ample windows, creating a warm and inviting atmosphere. Adjacent is the spacious dining area, seamlessly connected to the eat-in kitchen. The kitchen, features an abundant cabinetry, stainless steel appliances, island, and a generous pantry for all your storage needs. A cozy breakfast nook offers additional dining space and provides access to the backyard oasis through a convenient rear exterior door. Outside, the fully fenced backyard awaits, complete with a deck, ideal for outdoor gatherings, and a pathway leading to the detached heated garage and additional parking. Venture upstairs to discover three generously sized bedrooms and two full bathrooms. The primary suite is perfect with its walk-in closet and ensuite boasting a jetted tub. A laundry closet equipped with side-by-side washer and dryer adds convenience to daily living. The fully developed basement offers a versatile space for relaxation and entertainment or a great rental space with separate entrance. A spacious family room, complemented by a wet bar, sets the stage for memorable family movie nights. Two additional bedrooms and a shared 3-piece bathroom, featuring a standalone shower with tile surround, complete this level. Additional highlights include a newer Hot Water Tank installed in 2021, Air Conditioning for year-round comfort, and ample parking spaces. Don't miss the opportunity to make this exceptional property your new home.**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer and Dryer, Central Air, Garage Heater**
Property Listed By: **People 1st Realty**

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











