



THE
A-TEAM

**RE/MAX
FIRST**

144 ALDERWOOD Drive, Fort McMurray T9J1A8

MLS® #: **A2181718**

Area: **Abasand**

Listing Date: **12/01/24**

List Price: **\$169,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2018**

Finished Floor Area
Abv Sqft: **1,014**
Low Sqft:
Ttl Sqft: **1,014**

DOM

32
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
Park Feat: **Garage Door Opener, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Storage, Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	13`3" x 8`3"
Bedroom	Second	12`0" x 10`2"	Bedroom - Primary	Second	13`10" x 10`10"
Bedroom	Second	12`6" x 9`6"	4pc Bathroom	Second	0`0" x 0`0"
Game Room	Basement	13`6" x 18`8"			

Legal/Tax/Financial

Condo Fee:
\$516

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **8120257**

Remarks

Pub Rmks: **Located just steps from some of the best trails in the region is the fine 2018 built home with 3 bedrooms and 1.5 baths. Attached garage with direct access to the home offers both convivence and heightened security. This property is close to schools and a shopping center. Finished basement with large rec/games rooms offers ample space for entertaining or another family retreat zone. The main floor is open and smartly designed with the kitchen facing the front yard/driveway. On the second floor are 3 good sized bedrooms and a full 4 pc bathroom**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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