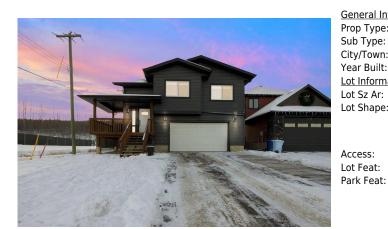


## 7103 BULYEA Avenue, Fort McMurray T9H 5J6

12/02/24 MLS®#: A2181748 Area: Waterways Listing List Price: **\$519,900** 

Status: **Active** County: **Wood Buffalo** Change: Association: Fort McMurray -\$10k, 19-Dec

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Fort McMurray

Year Built: 2000 Lot Information

Lot Sz Ar: Lot Shape:

6,744 sqft

Low Sqft: Ttl Sqft:

1.865

Abv Saft:

Finished Floor Area

1,865

DOM

Layout

3 (3) 3.0 (3 0)

4 2

**Bi-Level** 

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

49

Access:

22`0" x 28`0"

Lot Feat: **Back Yard, Corner Lot, Street Lighting** 

Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Off Street

## Utilities and Features

Roof: Asphalt Shingle, Other, Shingle

Heating: Forced Air

Sewer:

Ext Feat: Lighting, Private Yard Construction: **Aluminum Siding** 

Flooring: Vinyl Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Int Feat: Ceiling Fan(s), Quartz Counters

Basement

**Utilities:** 

**Game Room** 

Room Information

Room Level Dimensions Room Level Dimensions 3pc Ensuite bath Main 8`10" x 7`7" **4pc Bathroom** Main 7`3" x 5`0" **Bedroom** Main 10`4" x 10`0" **Bedroom** Main 9`8" x 12`5" **Dining Room** Main 10`6" x 9`5" Kitchen Main 10`6" x 16`9" Main 11`1" x 16`5" 11`9" x 17`2" **Living Room Bedroom - Primary** Main Furnace/Utility Room 7`4" x 4`6" 3pc Bathroom 8`1" x 13`7" Main Basement

Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **0022510** 

Remarks

Pub Rmks:

Welcome to 7103 Bulyea Avenue! Don't miss out on the opportunity to own this amazing 3 bedrooms and 3 bathrooms bi-level 1865 sq ft home located on a large 6745 sq ft corner lot in Waterways close to parks and trails with heated double attached garage. As you enter the main foyer and up to the main floor you will find a bright living room with vinyl flooring and an electric fireplace, toward the back is the kitchen with plenty of dark wooden cabinets and the dining room with a back door leading to the large deck overlooking the beautiful fully fenced backyard and surrounding areas. Down the hall you will find a 4-piece bathroom and 3 good size bedrooms, one of which is the primary with a 3-piece ensuite. The lower level has a large family room with vinyl flooring, walk out access to the backyard and a 3-piece bathroom with new washer/dryer. Furnace & hot water tank replaced in 2017, new water softener and new spray in insulation in basement. Extra storage space in the 20x12 shed space. Don't wait and call today to schedule a showing!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Property Listed By: KIC Realty

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







