



THE
A-TEAM

**RE/MAX
FIRST**

7103 BULYEA Avenue, Fort McMurray T9H 5J6

MLS®#: **A2181748**

Area: **Waterways**

Listing Date: **12/02/24**

List Price: **\$519,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 19-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2000**
Lot Information
Lot Sz Ar: **6,744 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,865**
Low Sqft:
Ttl Sqft: **1,865**

DOM

49
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

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

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	8`10" x 7`7"
Bedroom	Main	10`4" x 10`0"
Dining Room	Main	10`6" x 9`5"
Living Room	Main	11`1" x 16`5"
Furnace/Utility Room	Main	7`4" x 4`6"
Game Room	Basement	22`0" x 28`0"

Room	Level	Dimensions
4pc Bathroom	Main	7`3" x 5`0"
Bedroom	Main	9`8" x 12`5"
Kitchen	Main	10`6" x 16`9"
Bedroom - Primary	Main	11`9" x 17`2"
3pc Bathroom	Basement	8`1" x 13`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0022510

Zoning:
R1

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:
Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering
KIC Realty**

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









