



THE
A-TEAM

**RE/MAX
FIRST**

109 ROY Lane, Fort McMurray T9J 1L9

MLS® #: **A2182153**

Area: **Abasand**

Listing Date: **12/05/24**

List Price: **\$414,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$15k, 27-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2017**

Finished Floor Area
Abv Sqft: **967**
Low Sqft:
Ttl Sqft: **967**

DOM

46
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **3,515 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Private**
Park Feat: **Double Garage Detached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer,Sewer**
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,See Remarks,Washer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Quartz Counters,See Remarks,Vaulted Ceiling(s),Vinyl Windows**
Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

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

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

0226274

R1P

Remarks

Pub Rmks:

OVER 1800 SQ FT OF LIVING SPACE, RIVER VALLEY VIEWS AND IMMEDIATE POSSESSION ON THIS TURN KEY HOME WITH AN AMAZING PRICE. THIS FULLY DEVELOPED 2017 BUILT BILEVEL IN A CUL DE SAC IN ABASAND. WITH A DETACHED HEATED DOUBLE GARAGE WITH 10 FT CEILINGS AND 8FT DOOR. This home is perfectly located in a quiet cul de sac on a fully fenced and landscaped lot, and offers quick and direct access for those who love to quad and ski doo on the trails. The subdivision of Absand is the RMWB's pilot project where you are allowed to drive off-road vehicles such as ATVs. Side by sides on the streets. Inside this spacious home, you have a front foyer that leads to your open concept living area with VAULTED CEILINGS, loads of windows, front great room, and eat-in kitchen, featuring loads of cabinets, granite countertops, glass backsplash, stainless appliances, a pantry and eat up breakfast bar. The living area features no carpet, just luxury engineered wood floors and features RIVER VALLEY VIEWS from the large picture window. The main level offers 2 bedrooms up, and a full bathroom with a massive vanity covered in quartz countertops and tiled floors. The Primary bedroom has a large closet with built-in shelves and direct access to the main bathroom. The Fully developed basement offers a large family room with the continued luxury vinyl plank floors and large above-ground windows. In addition a large bedroom and full bathroom with tile floors and quartz countertops. This level also offers of a laundry room with sink and tons of storage space. Other features of this home include, CENTRAL A/C and you are in the heart of Abasand, which is voted Fort McMurray's favorite neighbourhood. Call to schedule your personal tour today. This is an excellent opportunity for a first-time home buyer who loves the joys of outdoor living on your off-road vehicles and touring the trails of Fort Mac.

Inclusions:

Property Listed By:

Fridge, stove, dishwasher, washer, dryer, garage heater, garage remote, central a/c

COLDWELL BANKER UNITED

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









