



THE
A-TEAM

**RE/MAX
FIRST**

116 MCINNES Street, Fort McMurray T9K 2M8

MLS®#: **A2183107**

Area: **Timberlea**

Listing Date: **12/10/24**

List Price: **\$169,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2003**
Lot Information
Lot Sz Ar: **4,166 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,208**
Low Sqft:
Ttl Sqft: **1,208**

DOM

11
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Interior Lot,Level,Rectangular Lot**
Park Feat: **Driveway,Front Drive,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Other**
Int Feat: **High Ceilings,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`8"
Bedroom	Main	9`3" x 9`4"
Dining Room	Main	7`8" x 12`10"
Laundry	Main	7`4" x 8`4"
Bedroom - Primary	Main	14`9" x 11`5"

Room	Level	Dimensions
4pc Ensuite bath	Main	9`3" x 5`1"
Bedroom	Main	8`11" x 9`2"
Kitchen	Main	7`1" x 21`6"
Living Room	Main	14`9" x 14`10"

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks: **Welcome to 116 McInnes Street, a home offering incredible value and potential! This spacious 3-bedroom, 2-bathroom property is ready for your personal touch. The bright and open living space includes a large living room, perfect for relaxing or entertaining. The kitchen is a standout with its refurbished cabinets, built-in hutches, and additional cabinetry, providing ample storage and functionality. Throughout the home, you'll enjoy the convenience of NO CARPET, making it both stylish and low-maintenance. The primary bedroom at the rear of the home offers a walk-in closet and a full ensuite with a jetted tub, while two additional bedrooms are located at the front, sharing a 4-piece bathroom—a practical layout ideal for families or guests. Step outside to enjoy the fully fenced yard, complete with a garden shed for extra storage. Located in the desirable Morgan Heights neighbourhood of Timberlea, this home is within walking distance to schools of all levels, parks, trails, and other amenities—perfect for families and outdoor enthusiasts alike. With the opportunity to personalize with cosmetic updates such as paint, this home offers an affordable way to make it your own. Don't miss out on this fantastic opportunity—schedule your viewing today!**

Inclusions:
Property Listed By: **n/a**
The Agency North Central Alberta

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







