

132 MORGAN Avenue, Fort McMurray T9K 2P2

MLS®#: A2183353 Timberlea Listing 12/12/24 List Price: **\$294,900** Area:

Status: Active County: **Wood Buffalo** Change: -\$15k, 15-Jan Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2002 Lot Information

Lot Sz Ar: Lot Shape: Residential

Fort McMurray Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,112 sqft 1,520 DOM

39 <u>Layout</u>

1,520

4 (4) Beds: 2.0 (2 0) Baths:

Double Wide Mobile Style:

Home

Parking

Ttl Park: 2

Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape** Park Feat: Parking Pad, RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: Other

Mixed Flooring: Laminate

Water Source: Fnd/Bsmt: Piling(s)

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Window Coverings

Int Feat: See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`3" x 18`7"	Bedroom - Primary	Main	13`1" x 13`2"
Bedroom	Main	8`3" x 14`4"	Bedroom	Main	9`8" x 9`3"
Bedroom	Main	9`0" x 10`11"	Kitchen	Main	14`3" x 18`7"
Dining Room	Main	10`6" x 9`1"	4pc Bathroom	Main	7`7" x 5`0"
4pc Ensuite bath	Main	8`5" x 5`0"	Walk-In Closet	Main	4`1" x 5`0"

Laundry Main 8`6" x 8`3"

Legal/Tax/Financial

Condo Fee: \$160

Title: Fee Simple

Monthly

Zoning: RMH-1

Fee Freq:

Legal Desc: **0220695**

Remarks

Pub Rmks:

Make sure not to overlook this lovely 4-bedroom home in Timberlea. The owners have customized the home beautifully, paying careful attention to the layout and colors. The spacious living room features a stunning feature wall and ample natural light from a large window. The kitchen is roomy and includes a corner pantry, plenty of countertop space, and lots of cabinets and storage. The separate dining area boasts charming French doors that lead to the deck. Three bedrooms and a full bathroom are located at the front of the home, with the primary bedroom situated at the opposite end. The third bedroom could also function as a den. The primary bedroom is enhanced by striking barn doors that conceal the 4-piece ensuite, complete with double sinks, a corner stand-up shower, and a walk-in closet. The laundry room provides back entrance access to the deck, where you'll find a spacious hot tub (currently winterized) and a fully fenced yard for your pets, in addition to two sheds. The large driveway accommodates two vehicles with ease, and the gate opens to allow parking for a utility trailer in the yard if needed. The absence of carpet throughout the home makes for an easier cleaning process, and you won't want to overlook the central AC. This property is conveniently located near schools, bus stops, and a new daycare set to open in March 2025. Call today to arrange a viewing!

Inclusions: Hot tub

Property Listed By: ROYAL LEPAGE BENCHMARK

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





































