



THE
A-TEAM

**RE/MAX
FIRST**

132 MORGAN Avenue, Fort McMurray T9K 2P2

MLS® #: **A2183353**

Area: **Timberlea**

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

List Price: **\$294,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**
Lot Information
Lot Sz Ar: **4,112 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,520**
Low Sqft:
Ttl Sqft: **1,520**

DOM

39
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile 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**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Window Coverings**
Int Feat:
Utilities: **See Remarks**

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"









