



THE
A-TEAM

**RE/MAX
FIRST**

125 ACACIA Drive, Fort McMurray T9J 1A6

MLS® #: **A2183472**

Area: **Abasand**

Listing Date: **12/16/24**

List Price: **\$139,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2018**

Finished Floor Area
Abv Sqft: **1,056**
Low Sqft:
Ttl Sqft: **1,056**

DOM

5
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Standard Shaped Lot**
Park Feat: **Driveway, Single Garage Attached**

Utilities and Features

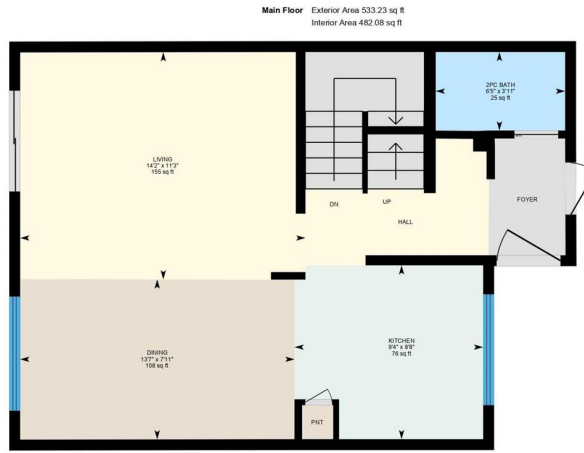
Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **See Remarks**
Int Feat: **Pantry, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`8" x 9`4"	Dining Room	Main	7`11" x 13`7"
Living Room	Main	11`3" x 14`2"	2pc Bathroom	Main	3`11" x 6`5"
Bedroom - Primary	Second	10`0" x 13`9"	Bedroom	Second	9`5" x 13`10"
Bedroom	Second	10`1" x 11`11"	4pc Bathroom	Second	8`9" x 6`7"
Game Room	Basement	19`3" x 13`4"	Furnace/Utility Room	Basement	8`11" x 13`0"



2nd Floor Exterior Area 631.06 sq ft
Interior Area 573.95 sq ft



Basement (Below Grade) Exterior Area 516.12 sq ft
Interior Area 465.41 sq ft

