

125 ACACIA Drive, Fort McMurray T9J 1A6

A2183472 Listing 12/16/24 List Price: **\$139,900** MLS®#: Area: **Abasand**

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse City/Town: Fort McMurray

Year Built: 2018

Lot Information

Lot Shape:

Access:

Lot Feat: Standard Shaped Lot

Driveway, Single Garage Attached

DOM 5

<u>Layout</u>

3 (3) Beds: 1.5 (1 1) Baths: Townhouse

Style:

<u>Parking</u>

Ttl Park: 2 Garage Sz: 1

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:

Finished Floor Area

1,056

1,056

Abv Saft:

Low Sqft:

Ttl Sqft:

Poured Concrete

Kitchen Appl: See Remarks

Int Feat: Pantry, Walk-In Closet(s)

Utilities:

Room Information

Room Level **Dimensions** Level **Dimensions** Room 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** 19`3" x 13`4" **Furnace/Utility Room** 8`11" x 13`0" **Basement** Basement

Den Basement 9'8" x 6'3"

Legal/Tax/Financial

Condo Fee: Title: \$516 Fee \$

Fee Simple Fee Freq: Zoning: **R3**

Monthly

Legal Desc: **8120257**

Remarks

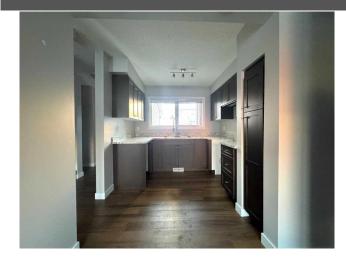
Pub Rmks:

This charming 2-storey townhome in Abasand is the perfect starter home, offering unbeatable value and a thoughtful layout. Featuring 3 bedrooms, 1.5 bathrooms, and a finished basement, it provides everything you need for comfortable living. Upon entry, you'll be welcomed by modern vinyl plank flooring that flows seamlessly throughout the main floor. The spacious kitchen boasts ample cabinetry and generous countertop space, ideal for creating your favourite meals and building your daily kitchen routine. The adjacent dining area and living room are bathed in natural light, thanks to the bright windows that create a warm and inviting atmosphere. Completing the main floor is a convenient 2-piece bathroom. Upstairs, you'll find plush carpeting and 3 well-sized bedrooms, including the primary bedroom with its own walk-in closet. A 4-piece bathroom finishes off this level. The fully finished basement offers even more functional space, featuring a large recreation room, a cozy den perfect for a home office or hobby space, and a spacious utility room for additional storage. Located in the heart of Abasand, this home is close to schools, scenic walking and biking trails, and all essential amenities. Don't miss out on this incredible opportunity to step into homeownership! Check out the photos, floor plans and 3D tour, and call today for your personal viewing.

Inclusions: As is, where is.

Property Listed By: ROYAL LEPAGE BENCHMARK

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













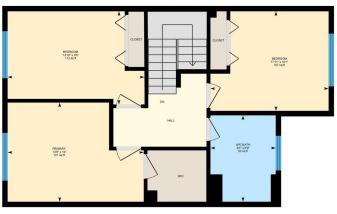




2nd Floor Exterior Area 631.06 sq ft Interior Area 573.95 sq ft BEDROOM 13'10" x 95" 112 sq ft 4PC BATH 67" x8"9" 53 sq ft PRIMARY 139" x 10' 121 sq ft







THE LAND



