



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**152 WEBB Drive, Fort McMurray T9H 5H5**

MLS® #: **A2184378**      Area: **Wood Buffalo**      Listing Date: **12/23/24**      List Price: **\$404,888**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar: **4,005 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **962**  
 Low Sqft:  
 Ttl Sqft: **962**

DOM

**12**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Split Level**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Front Yard**  
 Park Feat: **Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding**  
 Flooring: **Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,Pantry,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	6`7" x 7`9"	Bedroom	Upper	9`11" x 8`5"
Bedroom	Upper	12`3" x 11`1"	Bedroom - Primary	Upper	11`2" x 11`7"
3pc Bathroom	Basement	9`4" x 5`1"	Den	Basement	14`3" x 9`6"

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R1**

Legal Desc:

0021016

Remarks

Pub Rmks:

**ASSUMABLE MORTGAGE WITH A INTEREST RATE OF 1.76%, MORTGAGE AMOUT \$406,250.34, BIWEEKLY PAYMENTS THAT INCLUDE PROPERTY TAXES OF \$943.00. CALL NOW FOR MORE DETAILS. FRONT AND REAR PARKING ON THIS FRESHLY PAINTED HOME WITH A DETACHED DOUBLE GARAGE IN WOOD BUFFALO! This spacious split level is fully finished and offers a great floor plan with VAULTED CEILINGS, WHITE PAINT ON MAIN AND UPPER LEVEL. Main level offers a front foyer that leads to your bright living room, then a great-sized eat-in kitchen with white cabinets, updated appliances, and a dining nook with garden doors to your rear yard and deck. The Upper level overlooks the main and offers 3 bedrooms and a full 4 pc bathroom. The 3rd level is fully finished and features a 4th bedroom with full ensuite. In addition, you have a large family room. This home has a ton of storage room and laundry room with an updated washer and dryer. The exterior of this home offers a front driveway, front veranda, and a fully fenced and landscaped yard with gardens. In addition you have a DETACHED DOUBLE GARAGE that walls have been insulated and electrical wiring complete and has rear alley access. Added bonus is a garden shed, and CENTRAL A/C.. In walking distance to children park including spray park, basketball courts and more and only a 3 minute drive to Thickwood Golf course. Call today and schedule your personal tour.**

Inclusions:

**Fridge, stove, dishwasher, washer, dryer, central a/c, shed**

Property Listed By:

**COLDWELL BANKER UNITED**

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











