



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 DOGWOOD Lane, Fort McMurray T9K0G8**

MLS®#: **A2184486**

Area: **Timberlea**

Listing Date: **12/23/24**

List Price: **\$599,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **6,806 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,163**  
Low Sqft:  
Ttl Sqft: **2,163**

DOM

**43**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:  
Lot Feat: **Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Parking  
Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Floor Furnace**  
Sewer:  
Ext Feat: **Private Entrance**

Construction:  
**See Remarks**  
Flooring:  
**Carpet, Ceramic Tile, Hardwood, Laminate**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

| Room         | Level  | Dimensions     |
|--------------|--------|----------------|
| 2pc Bathroom | Main   | 0`0" x 0`0"    |
| Living Room  | Main   | 26`11" x 15`0" |
| Dining Room  | Main   | 12`7" x 8`0"   |
| Bedroom      | Second | 11`2" x 10`9"  |
| 4pc Bathroom | Second |                |
| Bonus Room   | Second | 17`1" x 12`9"  |

| Room              | Level    | Dimensions     |
|-------------------|----------|----------------|
| Laundry           | Main     | 0`0" x 0`0"    |
| Eat in Kitchen    | Main     | 10`7" x 15`3"  |
| Bedroom           | Second   | 11`3" x 10`10" |
| Bedroom - Primary | Second   | 12`6" x 16`7"  |
| 4pc Ensuite bath  | Second   |                |
| 3pc Bathroom      | Basement |                |

**Bedroom**  
**Family Room**

**Basement**  
**Basement**

**12`5" x 8`9"**  
**21`1" x 21`2"**

**Bedroom**  
**Kitchenette**  
Legal/Tax/Financial

**Basement**  
**Basement**

**10`6" x 9`10"**  
**11`0" x 7`11"**

Title:  
**Fee Simple**  
Legal Desc:

**0625344**

Zoning:  
**R1**

Remarks

Pub Rmks:

**BEAUTIFUL - fantastic opportunity knocks! This beautiful executive style home is not only spacious but has all the bells and whistles one would expect from a luxury home. This open concept floor plan is PERFECT for entertaining family and friends. Imagine congregating around the island while the chef of the family cooks your favorite meal, or sitting around the cozy fireplace relaxing reading a good book or watching movie! The upper floor has a BONUS room, 3 good size bedrooms, 2 full bathrooms with the Primary bedroom having its own walk in closet and beautiful ensuite bath. The main floor features a power room and main floor laundry, and access to your double attached heated garage. The Basement is fully developed with kitchenette, 2 more bedrooms, (one could be a flex room) bathroom and a spacious family room. The WALKOUT basement Entrance leads to your huge pie shaped back yard! Close to schools, shopping, parks, bus route and more! So many things to LOVE about this home, a MUST TO ADD TO YOUR SHOPPING LIST! CALL NOW TO VIEW. Property is sold as is where is without any sellers warranties or representations. Schedule A must accompany al offers. Ask for details.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Connect**

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



















