



THE
A-TEAM

**RE/MAX
FIRST**

144 VIOLET Street, Fort McMurray T9K 0H5

MLS®#: **A2185096**

Area: **Timberlea**

Listing Date: **01/02/25**

List Price: **\$529,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Finished Floor Area

Year Built:

2007

Abv Sqft:

1,653

Lot Information

Lot Sz Ar:

4,638 sqft

Low Sqft:

Ttl Sqft:

1,653

Lot Shape:

DOM

18

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Gazebo

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Laminate Counters

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| 2pc Bathroom | Main | 16`5" x 16`2" |
| Foyer | Main | 34`5" x 17`3" |
| Living Room | Main | 55`9" x 45`1" |
| 4pc Ensuite bath | Upper | 25`2" x 27`4" |
| Bedroom | Upper | 34`5" x 41`3" |
| Bedroom - Primary | Upper | 39`4" x 50`7" |
| Kitchenette | Basement | 13`8" x 33`11" |

| Room | Level | Dimensions |
|---------------------|-----------------|-----------------------|
| Dining Room | Main | 36`4" x 28`2" |
| Kitchen | Main | 36`4" x 38`0" |
| Office | Main | 30`7" x 27`11" |
| 5pc Bathroom | Upper | 25`2" x 26`10" |
| Bedroom | Upper | 37`6" x 34`9" |
| 4pc Bathroom | Basement | 30`1" x 16`5" |
| Bedroom | Basement | 32`0" x 43`9" |

**Bedroom
Storage**

**Basement
Basement**

**32`0" x 37`9"
26`3" x 13`5"**

**Game Room
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**41`0" x 43`3"
22`5" x 22`2"**

Title:
Fee Simple
Legal Desc:

0625490

Zoning:
R1

Remarks

Pub Rmks: **Modern Two-Story Home with Thoughtful Design This fully developed two-story home is a perfect blend of style and functionality. The main floor boasts a spacious open-concept kitchen with a large island, sleek countertops, and all appliances included. A cozy dining nook opens directly to the backyard, while the expansive living room features a gas fireplace, creating a warm and inviting space for gatherings or relaxation. Upstairs, the home continues to impress with a large primary bedroom that offers a private retreat, complete with a full en suite bathroom and a walk-in closet. The two additional bedrooms are thoughtfully connected by a Jack and Jill bathroom, providing accessibility and convenience for families or guests. Every detail of this home has been designed with comfort and practicality in mind, making it the ideal choice for modern living. The fully developed basement is a standout feature, converted into a nonconforming suite that includes a kitchenette, two bedrooms, a full bathroom, and a recreational room—perfect for extended family, guests, or additional rental income. Situated in a highly sought-after neighbourhood, this home is surrounded by parks, trails, shopping centers, and excellent schools. It's an ideal property for families or anyone looking for a thoughtfully designed home in a prime location. Call for your personal tour.**

Inclusions:
Property Listed By: **Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, All existing window coverings, Basement: Stackable Washer/ Dryer, Fridge
EXP REALTY**

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









