



THE
A-TEAM

**RE/MAX
FIRST**

161 ROY Lane, Fort McMurray T9J 1L9

MLS®#: **A2187087**

Area: **Abasand**

Listing Date: **01/12/25**

List Price: **\$459,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Fort McMurray**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,355**
Low Sqft:
Ttl Sqft: **1,355**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,481 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard,Rain Gutters,Storage**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`7" x 16`3"
2pc Bathroom	Main	
Bedroom - Primary	Second	13`4" x 13`0"
Bedroom	Second	9`10" x 10`5"
4pc Bathroom	Basement	

Room	Level	Dimensions
Eat in Kitchen	Main	16`6" x 16`4"
4pc Bathroom	Second	
Bedroom	Second	8`8" x 11`9"
Bedroom	Basement	8`1" x 11`6"
Family Room	Basement	11`8" x 14`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0226274

Zoning:
R1P

Remarks

Pub Rmks: **Surrounded by the beautiful trail system of Abasand, 161 Roy Lane is a beautifully maintained home with updates including shingles, windows, doors and insulation (2017). The curb appeal will impress you the minute you arrive and welcomes you to the front covered porch, the perfect place to enjoy your morning coffee. Inside the entrance with double coat closet opens to the living room with gas fire place. Next to the living room is the eat-in kitchen with pantry and stainless steel appliances including a double oven! Also located on this level is the half bathroom. Upstairs, are 3 good sized bedrooms including the primary with a large walk in closet! The 4 piece bathroom completes this level. The basement is fully developed with a family room, 4th bedroom, 4 piece bathroom, laundry room and walk-in storage closet! The backyard is it's own little oasis and leads to DOUBLE HEATED GARAGE with room to park behind and back alley access which BACKS ONTO GREEN SPACE, which is home to the "butterfly park" and gorgeous park leading to the trail system. As an added bonus, this home offers central air! Title insurance in lieu of a real property report.**

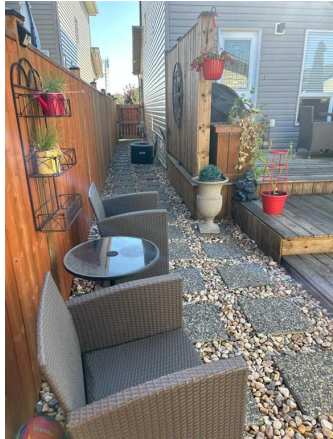
Inclusions:
Property Listed By: **blinds
People 1st Realty**

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









GROSS INTERNAL AREA:
 FLOOR 1: 1044 sq. ft. FLOOR 2: 842 sq. ft.
 FLOOR 3: 822 sq. ft. TOTAL: 1,699 sq. ft.
SEEKING AND APPROVED BY THE REALTOR/PROPERTY OWNER. NOT A CONTRACT.

FLOOR 1



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FLOOR 2



GROSS INTERNAL AREA:
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FLOOR 3



