



THE
A-TEAM

**RE/MAX
FIRST**

38 ALBERTA Drive, Fort McMurray T9H 1T5

MLS® #: **A2187529** Area: **Downtown** Listing Date: **01/14/25** List Price: **\$345,000**
 Status: **Pending** 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: **1966** Abv Sqft: **1,164**
Lot Information Low Sqft:
 Lot Sz Ar: **7,169 sqft** Ttl Sqft: **1,164**
 Lot Shape:

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	11`8" x 5`1"
Kitchen	Main	11`9" x 8`8"
Bedroom	Basement	11`3" x 13`6"
Furnace/Utility Room	Basement	15`3" x 13`11"
Dining Room	Main	11`9" x 8`0"
4pc Bathroom	Basement	5`1" x 8`3"
Game Room	Basement	24`6" x 9`9"

Room	Level	Dimensions
Bedroom	Main	10`1" x 10`2"
Bedroom - Primary	Main	11`8" x 10`10"
Den	Basement	11`4" x 12`5"
Bedroom	Main	10`1" x 8`5"
Living Room	Main	13`7" x 18`1"
Bedroom	Basement	12`9" x 13`3"

Title: **Fee Simple**
Legal Desc: **2269NY**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome Home! This starter home and / or investor property is in a great location downtown close to schools, shopping, and amenities. YOUR new home has 5 bedrooms, 3 upstairs and 2 down. 2 full bathrooms, kitchen, formal dining, and living room. YOUR basement features a large rec / games room. The size of YOUR yard is nothing short of AWESOME. YOUR new home sits on an over 7,000 sq ft lot and backs onto green space. If you love your coffee in the morning, you'll love the front porch where you can sip and listen to the birds sing! What's not to love about YOUR new home? This home is priced to move and won't be on the market long. Be sure to add this property to your viewing list!**

Inclusions: **N/A**
Property Listed By: **People 1st Realty**

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







