



THE
A-TEAM

**RE/MAX
FIRST**

178 ALMOND Crescent, Fort McMurray T9J 1A2

MLS®#: **A2191906**

Area: **Abasand**

Listing Date: **02/03/25**

List Price: **\$130,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2018**

Finished Floor Area
Abv Sqft: **1,182**
Low Sqft:
Ttl Sqft: **1,182**

DOM

57
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **No Neighbours Behind**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	10`1" x 11`10"	Bedroom	Second	9`6" x 13`10"
Bedroom - Primary	Second	10`1" x 13`10"	4pc Bathroom	Second	8`5" x 6`6"
2pc Bathroom	Main	4`0" x 6`5"			

Legal/Tax/Financial

Condo Fee:
\$559

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **8120257**

Remarks

Pub Rmks: **Welcome to this beautifully designed 3-bedroom, 1.5-bathroom townhouse, offering the perfect blend of comfort, convenience, and modern living. Nestled in Abasand, this home is ideal for families, professionals, or first-time buyers looking for low-maintenance living without compromising on space. As you step inside, you are greeted with a thoughtful layout which features vinyl plank flooring, spacious living room and an eat in kitchen with ample cabinets and counter space, while a convenient half bath completes the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with plenty of closet space. A full 4pc bathroom serves the upper level, providing both style and convenience. The basement offers a functional rec room and the attached garage offers secure parking and additional storage. Located close to shopping, schools, and walking trails, this home provides easy access to everything you need. Don't miss this incredible opportunity - schedule your private showing today! THIS PROPERTY IS BEING SOLD "AS IS/WHERE IS"**

Inclusions:
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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



