



THE
A-TEAM

**RE/MAX
FIRST**

189 ELM Street, Fort McMurray T9K 0K1

MLS® #: **A2194111**

Area: **Timberlea**

Listing Date: **02/12/25**

List Price: **\$470,000**

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:

2008

Abv Sqft: **1,309**

Lot Information

Low Sqft:

Lot Sz Ar:

5,803 sqft

Ttl Sqft: **1,309**

Lot Shape:

DOM

9

Layout

Beds: **6 (3 3)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Back Yard,Front Yard

Lot Feat:

Park Feat:

Double Garage Attached,Driveway,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Mixed

Flooring:

Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`3" x 12`0"	Kitchen	Main	13`2" x 12`0"
Dining Room	Main	8`11" x 12`0"	Bedroom - Primary	Main	14`4" x 13`2"
Bedroom	Main	10`3" x 9`8"	Bedroom	Main	9`3" x 9`8"
3pc Ensuite bath	Main	8`10" x 5`2"	4pc Bathroom	Main	8`7" x 5`0"
Family Room	Basement	27`8" x 14`2"	Bedroom	Basement	8`9" x 14`2"

Bedroom
4pc Bathroom

Basement
Basement

9`8" x 11`11"
4`11" x 11`9"

Bedroom
Laundry
Legal/Tax/Financial

Basement
Basement

11`5" x 12`0"
8`6" x 12`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0728309

Remarks

Pub Rmks:

This property has great potential! With a little extra finishing work, this 6-bedroom home could become an amazing place for your family. You are welcomed into a nice entryway that leads upstairs to a warm and cozy living room, featuring bright windows and hardwood flooring. The kitchen offers plenty of cabinets and ample countertop space that opens to the dining area with great windows as well. A back door leads out to the deck and a fully fenced backyard, making it perfect for entertaining and keeping in your fur baby. The main level includes 3 great-sized bedrooms, with the primary bedroom featuring a walk-in closet and a 3-piece ensuite. There is a main 4-piece bathroom on this floor for kids and guests. In the basement, you'll find a family room/games room that needs flooring and paint to complete it, along with 3 more large bedrooms and another full 4-piece bathroom. The attached double heated garage has an extra space at the front, ideal for storing an ATV or setting it up as a workshop/tool area. The garage is insulated and lined with plywood. There is a spacious upper deck out back of the home that leads down to a lower deck, but it does require some new steps to be fully completed. This home is ready for you to add your personal touches and make it a happy place. Call today for a personal viewing!

Inclusions:
Property Listed By:

N/A
ROYAL LEPAGE BENCHMARK

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







