



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**126 WOLFF Way, Fort McMurray T9H 5G9**

MLS® #: **A2195041**

Area: **Wood Buffalo**

Listing Date: **02/16/25**

List Price: **\$424,998**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Lot Sz Ar:

**4,065 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,177**

Low Sqft:

Ttl Sqft:

**1,177**

DOM

**6**

Layout

Beds:

**5 (3 2 )**

Baths:

**2.5 (2 1)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

**Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Mixed**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 13`10"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 13`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`11" x 9`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 9`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>11`11" x 12`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 10`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`6" x 13`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 20`1"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>11`11" x 9`7"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0021016**

Remarks

Pub Rmks: **PERFECT PROPERTY FOR THE SAVVY BUYER! Located minutes from the best golf course in Fort McMurray, this 5 bedroom & 2.5 bath unit is the perfect starter home. This home starts with a vaulted ceilings that leads to a large living room that flows to the kitchen & dining nook. The galley kitchen offers white appliances, colonial cabinets, and extra counter space. The dining room has direct access to a large deck, landscaped & fenced yard with rear alley access & room for a future garage. The Primary bedroom boasts half bath & walk-in closet. Up also has 2 more generous bedrooms & 4 pc bath. Down is fully developed with quality laminate, large rec/family room, laundry/utility room, 2 large bedrooms & full bath. Bonuses: Central A/C, extra storage under the stairs. Room for RV Parking, Rear Alley Access to build your DREAM GARAGE! plus a double concrete driveway in front. Bonus: Central A/C, Newer Carpet (upstairs), decorated with modern Paint colors, Newer Vinyl Plank flooring up. POTENTIAL TO BUILD YOUR DREAM GARAGE HERE! Double Front Concrete Driveway, fenced yard, and more CALL TO VIEW NOW!**

Inclusions: **fridge, stove, dishwasher, washer/dryer, all window blinds**

Property Listed By: **RE/MAX Connect**

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







