



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: **\$399,998**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$25k, 21-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Finished Floor Area

Abv Sqft:

**1,177**

Low Sqft:

Ttl Sqft:

**1,177**

Lot Sz Ar:

**4,065 sqft**

Lot Shape:

DOM

**82**

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

**Bedroom**

**Main**

**9`1" x 10`11"**

**Bedroom - Primary**

**Main**

**12`9" x 13`10"**

**2pc Ensuite bath**

**Main**

**0`0" x 0`0"**

**Bedroom**

**Basement**

**10`0" x 13`0"**

**Kitchen With Eating Area**

**Main**

**11`11" x 9`7"**

**Dining Room**

**Main**

**10`8" x 9`2"**

**Family Room**

**Basement**

**11`11" x 12`11"**

Room

Level

Dimensions

**Bedroom**

**Main**

**9`2" x 10`10"**

**3pc Bathroom**

**Basement**

**0`0" x 0`0"**

**4pc Ensuite bath**

**Main**

**0`0" x 0`0"**

**Bedroom**

**Basement**

**8`6" x 13`2"**

**Living Room**

**Main**

**12`11" x 20`1"**

**Kitchenette**

**Basement**

**11`11" x 9`7"**

Title:

**Fee Simple**

Legal Desc:

**0021016**

Zoning:

**R1**

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!**

Tenants in place. 24 hours notice required for all showings.  
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**







