



THE
A-TEAM

**RE/MAX
FIRST**

59 POPLAR Crescent, Fort McMurray T9H 1N8

MLS® #: **A2196583**

Area: **Downtown**

Listing Date: **02/24/25**

List Price: **\$289,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Fort McMurray**
Year Built: **1967**

Lot Information
Lot Sz Ar: **3,122 sqft**
Lot Shape:

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

Finished Floor Area
Abv Sqft: **1,069**
Low Sqft:
Ttl Sqft: **1,069**

DOM

35
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Attached-Side by Side**

Parking
Ttl Park: **3**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Refrigerator,Stove(s)**
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Living Room	Main	17`1" x 11`5"
Bedroom	Second	9`0" x 12`3"
Bedroom - Primary	Second	13`0" x 10`3"
Game Room	Basement	16`8" x 10`7"

Room	Level	Dimensions
Eat in Kitchen	Main	13`1" x 11`0"
4pc Bathroom	Second	7`9" x 8`6"
Bedroom	Basement	
3pc Bathroom	Basement	
Bedroom	Basement	9`8" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4782NY

Zoning:
FRA1

Remarks

Pub Rmks:

NO condo fees. NO Carpet. All vinyl plank flooring! Welcome to your new home in downtown Fort McMurray! Step inside and feel the warmth. The living room is big and full of light. A very large window fills the room with sunshine. It is a perfect spot to sit and relax after a long day. The living room is a place where you can watch TV, read a book, or play with your kids. The kitchen is fun and easy to use. It has shiny stainless steel appliances like a fridge, stove, and microwave. This is the place to make tasty meals for breakfast, lunch, or dinner. You can eat in the kitchen, which makes mealtimes cozy and fun. Cooking here is simple and safe. There are four good-sized bedrooms in this home. The primary bedroom is a calm and quiet space for you to rest at night. All the bedrooms are bright and have plenty of room for your furniture and toys. The home has 2.5 bathrooms. The main bathroom is a 4-piece bath that has a sink, a tub, a shower, and a toilet. There is another 3-piece bathroom in the basement that comes with a washer and dryer. This makes it easy to do laundry and get ready in the morning. The house is 1,800 Square Feet of living space. It is built on a large lot of 3122 Square Feet. The big backyard is fully fenced. This means you have a safe space for kids or pets to play. The fenced yard gives you privacy and peace of mind. There is a rec room in the basement. This is a fun space that can be used as a play room, a study, or a home office. You have many ways to use this room. There is even extra space that can be used as a guest area. Some people call this an illegal suite. It is not a bad term. It means the room is not fully legal for a rental, but you can still use it as you wish. This home has many updates. All updates in 2022. New windows, a new furnace, and a new hot water tank were added. These updates make the home safe, warm, and ready for you to move in. Every room is made for a happy life. The living room is full of light and cheer. The kitchen is fun to cook in. The bedrooms are calm and snug. The bathrooms are clean and bright. Every part of the house is made to help you feel at home. The best part of this home is its great location. You are close to shops where you can buy your groceries, to schools where your children can learn, and to parks where you can play. You will love the easy life that comes with living here. Don't miss this chance to live in a home that takes care of your needs. It is a place where every room is made with care and every feature is built to make your life easier and happier. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Inclusions:
Property Listed By:

**fridge, stove,
RE/MAX Connect**

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





