



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 J W MANN #21, Fort McMurray T9H 5K4**

MLS® #: **A2196968**

Area: **Wood Buffalo**

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

List Price: **\$348,000**

Status: **Active**

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: **2001**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat: **Lawn**  
Park Feat: **Double Garage Attached**

Finished Floor Area  
Abv Sqft: **1,181**  
Low Sqft:  
Ttl Sqft: **1,181**

DOM

**36**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow, Attached-Side by Side**

Parking  
Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s), Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`6" x 9`0"
Kitchen	Main	15`9" x 17`1"
Living Room	Main	15`8" x 14`10"
Bedroom - Primary	Main	11`4" x 20`4"
Game Room	Lower	16`9" x 18`5"
Game Room	Lower	15`1" x 29`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`7" x 6`5"
Laundry	Main	6`9" x 7`10"
Bedroom	Main	11`11" x 11`4"
4pc Bathroom	Lower	8`6" x 7`6"
Bedroom	Lower	12`2" x 12`6"
Furnace/Utility Room	Lower	8`10" x 7`6"

Legal/Tax/Financial

Condo Fee:  
**\$480**

Title:  
**Leasehold**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **0123095**

Remarks

Pub Rmks: **Step into luxury living with this remarkable three-bedroom condo nestled within a secure gated community. Boasting an abundance of living space, this residence offers the perfect blend of comfort and elegance. With a large master bedroom on the main floor as well as an additional bedroom and attached garage, this home checks all the boxes. Downstairs you will find another bedroom with a beautiful ensuite as well as a large living room and a flex room as well. With its serene surroundings and convenient location, this property offers an unparalleled opportunity for comfortable, stylish living. Don't miss the chance to call this gated community gem your own. Schedule a viewing today**

Inclusions:  
Property Listed By: **furniture negotiable  
RE/MAX Connect**

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



