



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: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,181

Year Built:

2001

Low Sqft:

Ttl Sqft:

1,181

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

95

Layout

Beds:

3 (2 1)

Baths:

3.0 (3 0)

Style:

Attached-Side by Side,Bungalow

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Lawn

Double Garage Attached

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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:		Title:		Zoning:
\$630		Leasehold		R2
		Fee Freq:		
		Monthly		
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:	furniture negotiable			
Property Listed By:	RE/MAX Connect			

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



