



THE
A-TEAM

**RE/MAX
FIRST**

112 MORGAN Avenue, Fort McMurray T9K2P2

MLS®#: **A2201594**

Area: **Timberlea**

Listing Date: **03/12/25**

List Price: **\$297,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$12k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**

Finished Floor Area

Abv Sqft: **1,301**

Low Sqft:

Ttl Sqft: **1,301**

Lot Information

Lot Sz Ar: **4,327 sqft**

Lot Shape:

DOM

80

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Modular Home**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Cleared,Front Yard,Garden,Landscaped,Lawn,Street Lighting**

Park Feat: **Asphalt,Parking Pad**

Utilities and Features

Roof: **Asphalt**

Heating: **Exhaust Fan,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat: **Ceiling Fan(s),French Door,Laminate Counters,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 7`10"
Bedroom	Main	11`7" x 9`1"
Dining Room	Main	7`10" x 10`9"
Laundry	Main	9`7" x 8`7"
Bedroom - Primary	Main	14`3" x 13`4"

Room	Level	Dimensions
4pc Ensuite bath	Main	17`3" x 8`3"
Bedroom	Main	11`8" x 11`4"
Kitchen	Main	9`5" x 15`7"
Living Room	Main	17`3" x 14`5"

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0220695**

Remarks

Pub Rmks: **Welcome to 112 Morgan Avenue where this open-concept modular home is waiting for its new owner—whether you're looking for the perfect starter home or a fantastic investment opportunity. Designed with privacy and comfort in mind, the master bedroom is thoughtfully separated from the two additional bedrooms and full bathroom. The master retreat is massive and includes an ensuite boasting a luxurious corner jacuzzi tub, a separate shower, and a private toilet area. The inviting living room features a cozy corner gas fireplace and a large window with views of the side yard. Adjacent to the living and dining areas, you'll find a built-in cabinets with glass doors, along with additional cabinetry, ideal for displaying prized possessions. The oversized kitchen, perfect for hosting guests, has the convenience of a corner pantry for extra storage and offers an abundance of cupboard space that extends into the dining area. Step through the french doors onto your deck/patio area from here, allowing great access for entertaining outdoors. The laundry room is located near the second entrance and has plenty of space for a freezer or a second fridge, enhancing functionality. With central air conditioning, you'll stay cool and comfortable during those hot summer days. Outside, the side yard offers plenty of space for family fun, whether it's setting up a trampoline or a swing set. Enjoy summer gatherings on the lower deck, or take advantage of the 8'x10' electric powered shed along the walkway for storing all your gear. The gardens that line the fence add a touch of beauty and charm to the property. ****NEW washer, dryer, fridge, stove, hot water tank, mouldings, smoke detectors, and shingles**** Located close to bus routes, schools, parks, and walking trails, this property offers both convenience and a sense of community. This property is not just a house, but a place to call home!!**

Inclusions: **N/A**
Property Listed By: **People 1st Realty**

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









