



THE
A-TEAM

**RE/MAX
FIRST**

119 PEW Lane, Fort McMurray T9K 0A8

MLS® #: **A2203355**

Area: **Timberlea**

Listing Date: **03/17/25**

List Price: **\$765,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Lot Sz Ar:

8,167 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

3,041

Low Sqft:

Ttl Sqft:

3,041

DOM

114

Layout

Beds:

7 (4 3)

Baths:

8.0 (8 0)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Landscaped,Standard Shaped Lot

Concrete Driveway,Double Garage Attached,Garage Faces Front,Heated Garage,Insulated,Multiple Driveways

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Boiler,In Floor,Forced Air,Natural Gas

Sewer:

Ext Feat:

Barbecue,Private Yard

Construction:

Concrete,Stone,Stucco

Flooring:

Concrete,Hardwood,Slate

Water Source:

Fnd/Bsm:

Wood

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer

Int Feat:

Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Zoning:

R1

Legal Desc:

0525595

Remarks

Pub Rmks:

Welcome to your Dream Home! Where Luxury and Functionality meet. This Custom-Built Executive Home Boasts 3050.42 sq ft of living space, including a 1776 sq ft Legal Suite. With 2 Primary En-Suites, a Theater room, and an 18 ft indoor water fall, this home is perfect for Entertaining and Comfortable living. The African Mahogany Kitchen cabinets, Crown Moldings, and trim, slate stairs, and solid wood doors throughout add a touch of elegance to the home. The in-floor heat in the Basement and Concrete Main floor provide extra Sound Proofing and Warmth. The Chef's Kitchen is a Culinary Delight, featuring a 7 ft fridge , 6 burner gas stove, 2 ovens, warming drawer, 3 sinks, and a built-in Miele Coffee System, and custom spice racks. The Multi-level Theater room is perfect for movie nights with family and friends. The dining room, living room, and family room each have a fireplace, adding to the ambiance of the home. A 3-piece bathroom and laundry room complete the main floor. As you head upstairs, the primary suite will grab your attention with its separate steam room, 5-piece ensuite, 2 walk-in closets, and fireplace. There are 3 more bedrooms upstairs, one of which can serve as another primary suite with a full ensuite, and another bedroom with a full bath. The basement Legal suite has a separate entrance and features 2 huge living spaces, one underneath the garage, a full kitchen, and dining room, and 3 bathrooms with 2 more full bathrooms. This is not your typical cookie cutter home, the quality of workmanship is evident in every corner of this house. This home is the perfect blend of luxury and functionality, and is sure to impress even the most discerning buyers.

Inclusions:

2 Fridges, 1 gas stove top, 1 stove in basement, 2 microwaves, built in oven, 2 washers, 2 dryers, 1 built in coffee machine, garage door opener, 2 remotes, home theatre system (upstairs), Window coverings, infloor heat in garage

Property Listed By:

RE/MAX Connect

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













