



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 CHOKECHERRY Place, Fort McMurray T9K 0N2**

MLS®#: **A2203814**      Area: **Timberlea**      Listing Date: **03/22/25**      List Price: **\$515,000**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **5,771 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,608**  
 Low Sqft:  
 Ttl Sqft: **1,608**

DOM

**9**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Landscaped,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting**

Construction: **Vinyl Siding**  
 Flooring: **Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **0821414**

Zoning: **R1**

Remarks

Pub Rmks: **Tucked into a quiet, family-friendly cul-de-sac, this fully developed modified bi-level sits on a spacious pie-shaped corner lot— welcome to 115 Chokecherry Place.**

The semi-open concept main floor offers a bright and inviting living room with a sleek fireplace, flowing seamlessly into the oversized kitchen. Designed for both function and style, the kitchen boasts a massive island, an abundance of cabinetry, corner pantry, and stainless steel appliances. There are four generously sized bedrooms, including a luxurious primary suite complete with both a walk-in closet and a full ensuite featuring a jetted tub and tiled stand-up shower. The fully finished basement doesn't disappoint, featuring a spacious rec room with a full bar setup—ideal for entertaining—along with the fourth bedroom and a 4-piece bathroom with cozy in-floor heating. Outside, the expansive pie-shaped yard has room for a trampoline, above-ground pool, perfect for the kids or hosting in the summertime. Additional highlights include a separate entrance, RV parking, and a spacious 23' x 25' double attached garage. Call to book your viewing today!

Inclusions:

Property Listed By:

As Is Where Is as per Schedule A

EXP REALTY

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







