



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 PALOMINO Close, Fort McMurray T9H 5M2**

MLS® #: **A2204416**      Area: **Prairie Creek**      Listing Date: **03/20/25**      List Price: **\$239,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar: **4,355 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,260**  
 Low Sqft:  
 Ttl Sqft: **1,260**

DOM

**11**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.0 (2 0)**  
 Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Asphalt,Interlocking Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Other,Storage**      Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **See Remarks**  
 Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,Pantry,Storage,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 15`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`0" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`3" x 9`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 8`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`9" x 11`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`0" x 6`0"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**0123790**

**RMH**

Remarks

Pub Rmks:

**240 Palomino Close- Your home is located in a quiet area on a nice size landscaped lot. You home offers ample parking on your asphalt double driveway, a fenced yard, and shed for extra storage. Your massive deck bring a you inside where you will find 3 bedrooms, 2 full bathrooms and an open concept floor plan. The large living room features lot's of natural lighting with vaulted ceilings and laminate flooring. The kitchen has lot's of countertop and cupboard space; laminated countertops , a pantry and is open to your large dinette area great for entertaining. Your dining space also provides built in cupboards giving extra storage space. The oversized primary Bedroom features a walk-in closet + your 4 piece ensuite! Your large laundry room provides a provides ample storage and gives access to the yard and deck area. Your home also has extra insulation and plywood behind the skirting to provide extra protection for your pipes. This home is a must see close to the horse stable, a block from the park, an a very short distance to the aerial park, the ski hill, golf course courses, and many other amenities. Call today for your private viewing !!!**

Inclusions:

**Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, two ceiling fans, two portable AC units**

Property Listed By:

**COLDWELL BANKER UNITED**

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















