



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

113

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped

Asphalt,Interlocking Driveway,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Storage**

Construction:

Wood Frame

Flooring:

Laminate

Water Source:

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
Living Room	Main	14`0" x 15`0"
Bedroom	Main	8`3" x 9`0"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	14`9" x 11`5"

Room	Level	Dimensions
Kitchen	Main	7`0" x 12`0"
Bedroom	Main	12`0" x 8`5"
4pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	8`0" x 6`0"

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:

Property Listed By:

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

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









