



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 CREE Road, Fort McMurray T9K 1X8**

MLS® #: **A2205259**

Area: **Timberlea**

Listing Date: **03/26/25**

List Price: **\$349,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1997**

Lot Information

Finished Floor Area

Abv Sqft:

**1,207**

Low Sqft:

Lot Sz Ar:

**4,455 sqft**

Ttl Sqft:

**1,207**

Lot Shape:

DOM

**45**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Modular Home**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Front Yard,Standard Shaped Lot**

Park Feat:

**Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

**Vinyl Siding**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl:

**Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat:

**Jetted Tub,Kitchen Island,Laminate Counters,Open Floorplan,Skylight(s)**

Utilities:

Room Information

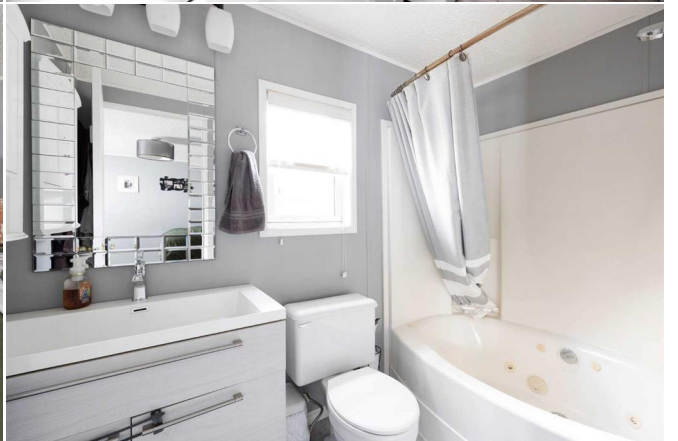
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 14`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 12`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>4`8" x 8`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`5" x 7`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`9" x 11`9"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`9" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 8`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`11"</b>

Bedroom	Main	14`9" x 8`4"	Legal/Tax/Financial
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>RMH</b>	
	9723835		Remarks
Pub Rmks:	<b>Welcome to 240 Cree Road. This completely remodelled property offers the perfect blend of comfort, practicality, and convenience, making it an excellent choice for first-time buyers or savvy investors. This home is designed for modern living and has 3 spacious bedrooms and 2 full baths. As you step inside, you are greeted by an inviting living room with a stunning gas fireplace as its focal point, creating a cozy ambiance. The open-concept layout seamlessly connects the living room, kitchen, and dining area, offering a spacious and welcoming atmosphere. The kitchen is a standout feature with its abundance of natural light from skylights, a functional kitchen island, stainless steel appliances, updated laminate countertops, and crisp white cabinetry for effortless organization. The primary bedroom is a private retreat with its own full ensuite, while the two additional bedrooms are generously sized and share a well-appointed 4-piece main bathroom. A convenient laundry room adds to the practicality of this home. Step outside to discover a large deck, perfect for entertaining, outdoor activities, or relaxing in peace. The property also boasts a massive garage, ideal for storage, hobbies, or workshop needs. With no condo fees, you'll enjoy the freedom and affordability of homeownership. Located on the bus route, this home provides easy access to transportation while backing onto Tower Road, offering a peaceful, natural backdrop. Situated close to all amenities, including shopping, schools, and dining, this property truly has it all. Whether you're a first-time buyer, downsizing, or seeking a wise investment, 240 Cree Road is ready to welcome you home. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.</b>		
Inclusions: Property Listed By:	<b>Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Shed, and Garage Heater.</b> <b>ROYAL LEPAGE BENCHMARK</b>		

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











Main Floor Exterior Area 1207.06 sq ft  
Interior Area 1107.84 sq ft

