



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 CINNAMON Street, Fort McMurray T9K 2T4**

MLS®#: **A2207157**

Area: **Timberlea**

Listing Date: **04/16/25**

List Price: **\$429,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2005**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,649 sqft**

Lot Shape:

Abv Sqft:

**1,457**

Low Sqft:

Ttl Sqft:

**1,457**

DOM

**3**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Pantry**

Utilities:

Room Information

Room

Level

Dimensions

**Bedroom - Primary**

**Upper**

**16`1" x 14`2"**

**3pc Ensuite bath**

**Upper**

**8`9" x 4`11"**

**4pc Bathroom**

**Upper**

**8`9" x 4`11"**

**Dining Room**

**Main**

**10`11" x 11`11"**

**Kitchen**

**Main**

**11`0" x 10`11"**

**Bedroom**

**Basement**

**9`0" x 12`0"**

Room

Level

Dimensions

**Bedroom**

**Upper**

**12`3" x 9`8"**

**Bedroom**

**Upper**

**10`6" x 10`2"**

**2pc Bathroom**

**Main**

**5`2" x 5`1"**

**Living Room**

**Main**

**13`0" x 12`5"**

**Foyer**

**Main**

**7`10" x 8`1"**

**Game Room**

**Basement**

**12`8" x 12`0"**

Legal/Tax/Financial

Condo Fee:  
**\$191**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R1P**

Legal Desc: **0425682**

Remarks

Pub Rmks:

**Welcome to 104 Cinnamon Street — a well-maintained and spacious detached home offering great value for families. Located in a family-friendly neighborhood, this property features a fully fenced backyard, a double attached garage, and a front driveway with ample parking. Step inside to a welcoming main floor with ceramic tile in the entryway and half bath, and laminate flooring throughout the living areas. The kitchen is a great size, complete with stainless steel appliances, a corner pantry, and an eat-up breakfast bar. The dining area flows into the cozy living room with a corner gas fireplace, and patio doors open onto the back deck — perfect for enjoying summer evenings. Upstairs, you'll find three bedrooms, including a primary suite with its own ensuite bathroom and stand-up shower, plus a second full bathroom for the family. The finished basement offers even more living space, with a large rec room (that could be converted into an additional bedroom), a flex room with a window, laundry room & and rough-in plumbing for another full bathroom. The attached garage is insulated, with convenient access from the main level. This is a fantastic opportunity to own a spacious, move-in-ready home at an affordable price — don't miss it!**

Inclusions:  
Property Listed By:

**fridge, stove, dishwasher, otr microwave, washer, dryer, existing blinds, garage door opener, some negotiable furnishings**  
**COLDWELL BANKER UNITED**

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















