



THE
A-TEAM

**RE/MAX
FIRST**

110 SMALLWOOD Bay, Fort McMurray T9K2J6

MLS® #: **A2209899**

Area: **Timberlea**

Listing Date: **04/10/25**

List Price: **\$399,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Lot Sz Ar:

6,077 sqft

Lot Shape:

Abv Sqft:

1,230

Low Sqft:

Ttl Sqft:

1,230

DOM

30

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Irregular Lot

Concrete Driveway, Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Laminate, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

High Ceilings, Open Floorplan, See Remarks

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Main	13`3" x 10`5"
Living Room	Main	12`10" x 14`9"
Dining Room	Main	14`6" x 8`2"
Bedroom	Basement	13`7" x 13`11"
Kitchen	Basement	7`8" x 14`1"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	9`6" x 8`7"
Bedroom - Primary	Main	12`1" x 13`11"
Eat in Kitchen	Main	14`10" x 11`3"
Family Room	Basement	14`0" x 20`0"
Bedroom	Basement	13`11" x 12`4"
Furnace/Utility Room	Basement	11`7" x 12`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0023829

Remarks

Pub Rmks: **CALLING ALL SAVVY BUYERS! FANTASTIC INVESTMENT OPPORTUNITY OR STARTER HOME! PUT YOUR SWEAT EQUITY TO WORK FOR YOU HERE AND THIS HOME WILL SHINE LIKE A DIAMOND! Fully developed Bi-level in Timberlea. Large pie shaped lot with rear yard access to park R.Vs or boats and a double attached heated garage. This home boasts VAULTED ceilings and open concept living room, dining room, and kitchen. Stay cozy this winter in front of your gas fireplace and enjoy entertaining in your kitchen with island and pantry. Primary bedroom has a walk through closet to your very own 3 piece ensuite bath. There are 2 more bedrooms on the main level with a full size bathroom. The lower level is developed with 2 bedrooms, a full bath and a family room. The attached double garage and lots of parking is the PERFECT size for those boys with toys! Property is sold as is where is without any seller's warranties or representations.**

Inclusions:
Property Listed By: **ALL AS IS WHERE IS IF THERE AT CLOSING**
RE/MAX Connect

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









