



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 SHETLAND Gardens, Fort McMurray T9H 5K6**

MLS® #: **A2214035**

Area: **Prairie Creek**

Listing Date: **04/24/25**

List Price: **\$275,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Fort McMurray**

Year Built:

**2005**

Lot Information

Lot Sz Ar:

**3,659 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,423**

Low Sqft:

Ttl Sqft:

**1,423**

DOM

**12**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Lawn Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Concrete,Wood Frame**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat:

**Laminate Counters,No Animal Home,No Smoking Home,Sump Pump(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<u>Legal/Tax/Financial</u>					

Title:

**Fee Simple**

Legal Desc:

**0126008**

Zoning:

**R1S**

Remarks

Pub Rmks:

**Step inside to find fresh paint throughout, new carpet on the main floor and staircase, adding a cozy touch to the space. The main level features a nice flow, and**

you'll love the abundance of natural light that fills the rooms. There are three bathrooms to ensure everyone has their own space. Enjoy your morning coffee or evening relaxation on the welcoming front porch, or let the kids play in the fully fenced backyard. If you're a fan of parks, you'll appreciate being just across from a lovely playground, perfect for outings and playdates. Located in a quiet, small residential neighborhood on the south end of town, you'll have easy access to the airport and the nearby horse club. Plus, with no condo fees, you can enjoy the freedom of homeownership without the extra costs. This gem is well-maintained and ready for you to move in—plus, all the appliances are included! Whether you're looking for space to grow or a serene place to relax, this home is a perfect fit. Come check it out and imagine the possibilities!

Inclusions:

n/a

Property Listed By:

**EXP REALTY**

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











