



THE
A-TEAM

**RE/MAX
FIRST**

188 SHETLAND Gardens, Fort McMurray T9H 5M5

MLS®#: **A2217030**

Area: **Prairie Creek**

Listing Date: **05/04/25**

List Price: **\$464,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Abv Sqft:

1,076

Low Sqft:

Lot Sz Ar:

4,773 sqft

Ttl Sqft:

1,076

Lot Shape:

DOM

27

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

City Lot,Interior Lot,Landscaped,See Remarks

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

See Remarks,Sump Pump(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`4" x 5`0"
Bedroom	Main	9`5" x 8`11"
Kitchen	Main	8`11" x 9`1"
Laundry	Main	8`5" x 5`7"
Bedroom - Primary	Main	10`9" x 13`0"
Bedroom	Basement	16`9" x 9`11"
Kitchenette	Basement	11`3" x 7`7"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 8`4"
Bedroom	Main	8`10" x 8`11"
Dining Room	Main	8`1" x 8`2"
Living Room	Main	12`0" x 18`9"
3pc Bathroom	Basement	7`6" x 11`11"
Bedroom	Basement	7`3" x 12`5"
Game Room	Basement	22`4" x 12`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0126008

Remarks

Pub Rmks: **Welcome to 188 Shetland Garden; a fantastic family home that has been refreshed throughout. Located south of town in Prairie Creek this beautiful home is located close to the Mackenzie Industrial Park and a quick jaunt out to the Fort McMurray International Airport. Outdoor enthusiasts will love this location; Prairie Creek is home to the Clearwater Horse Club and an abundance of trails surrounding the neighborhood. For more fun, the Rotary Links Golf Course is a few minutes up the road, beyond that is Vista Ridge Ski Hill, Golf Course, Hill, and Adventure Park. Stepping inside, the home was freshly repainted on the main level in 2022; there is NO CARPET in this home; the flooring upstairs was all replaced in 2022 and the basement in 2023. The heart of the home is open-concept with a beautiful kitchen that was repainted in 2023 with new countertops; enjoy the beautiful new appliances that were all replaced (excluding microwave) in 2022. The adjoining dining and living room is perfect for entertaining and features a corner gas fireplace. The primary bedroom offers a walk-in closet and an updated 4-piece ensuite. The main level is complete with a full-sized laundry room/mudroom, two more bedrooms, and another 4-piece bathroom. Heading down to the basement you will find a large recreation/family room with a kitchenette/wet bar; there are two more bedrooms and a 3 piece bathroom which has been renovated in the past couple of years. This space is perfect for generational living, live-in nannies, or hosting guests. Other upgrades throughout the home include new trim/moldings throughout and light fixtures replaced in 2022/2023. Keep cool in the summer months with CENTRAL AC. Outside offers a fenced backyard (with double swing gate and gravel pad for quad access/storage, etc.); and a deck with gas line perfect for backyard bbq's. This home is complete with a HEATED double attached garage. A fantastic home at an affordable price, call to make it yours today!**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Heater, Basement: fridge, microwave, & stove top**

Property Listed By: **EXP REALTY**

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









