



THE
A-TEAM

**RE/MAX
FIRST**

144 WATERHOUSE Street, Fort McMurray T9K 2T1

MLS® #: **A2218182**

Area: **Timberlea**

Listing Date: **05/06/25**

List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 30-May**

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:

4,137 sqft

Lot Shape:

Abv Sqft:

1,175

Low Sqft:

Ttl Sqft:

1,175

DOM

25

Layout

Beds:

5 (2 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Front Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Central Vacuum,Closet Organizers,Jetted Tub,Laminate Counters

Utilities:

Room Information

Room

Living Room

Dining Room

Bedroom - Primary

Bedroom

Bedroom

Level

Main

Main

Main

Main

Basement

Dimensions

9`7" x 14`4"

13`11" x 16`5"

9`10" x 15`5"

9`10" x 15`2"

9`9" x 18`2"

Room

Kitchen

4pc Bathroom

4pc Ensuite bath

Game Room

Bedroom

Level

Main

Main

Main

Basement

Basement

Dimensions

13`11" x 13`11"

5`1" x 7`8"

9`10" x 7`11"

18`5" x 29`4"

9`10" x 12`4"

Office Laundry	Basement Basement	9`10" x 9`1" 14`2" x 11`6"	4pc Ensuite bath	Basement	9`5" x 5`4"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R1S			
Legal Desc:		0421063		Remarks	
Pub Rmks:		Welcome to 144 Waterhouse St. 5 bedroom, 3 bath family home that will not last in this market. Priced to sell this spacious bi-level offers plenty of room for the growing family. Tiled floors when you walk in to new LVP flooring throughout the main level. Front dining area right off the kitchen with stainless appliances that include a double oven. Oh and let’s not forget the corner pantry along with all the counter and cupboard space. This truly is a home for entertaining with the living area and a wood burning fireplace that leads to a screened in deck. No need to worry about the bugs when enjoying a hot summers night. Master bedroom is large enough for a king bed and includes a walk in closet with built in shelving. The ensuite bath is the retreat you are waiting for after a hard day at the office. Enjoy the jettted tub with a stand up shower. Upstairs had another spacious bedroom and a 4 piece bath. What’s great about this home is the space, basement rec room is huge where you can enjoy watching the game on the big screen. Also included is 3 more bedrooms where you can use one as an office. And another 4piece bath, so plenty of bathrooms for everyone. To top off this amazing basement set up you can add in floor heating that is on a separate boiler. So no issues with keeping warm on those cold winter nights. The heated garage is a great space to park the vehicles or work on your projects. Comes with built in storage units. Backyard is fenced and has a ton of storage under the deck. Backs onto green-space with walking/biking trails and a park near by. Also close to the skateboard park and ball diamonds.			
Inclusions:		Fridge, stove, dishwasher, washer, dryer, microwave, all window coverings, garage door opener and remotes, mail keys, house keys			
Property Listed By:		3% REALTY FORT MCMURRAY			

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









