



THE
A-TEAM

**RE/MAX
FIRST**

120 BLANCHETT Road, Fort McMurray T9K 2A8

MLS®#: **A2219909**

Area: **Timberlea**

Listing Date: **05/09/25**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1994

Lot Information

Lot Sz Ar:

6,012 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,186

Low Sqft:

Ttl Sqft:

1,186

DOM

4

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Many Trees,Views

Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Barbecue,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s)**
Int Feat: **Kitchen Island,Pantry,Soaking Tub,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	Zoning: R1
Legal Desc: 8521147	

Remarks

Pub Rmks: **Welcome to 120 Blanchett Road, a Beautifully Located Home in The Heart of Timberlea—directly across from a Scenic Park and Right in Front of a Bus Stop, offering**

unmatched convenience for families and commuters alike. Plus, with Extended RV parking, it's perfect for those needing extra space for recreational vehicles. The main floor features a bright and airy layout, including a welcoming living room overlooking the front entrance, and a spacious kitchen with an adjoining dining room. From here, step out to your private backyard retreat, complete with a massive two-tier deck—ideal for entertaining or simply relaxing. You'll also find three well-sized bedrooms on the main level, including a primary bedroom with its own ensuite, along with an additional full bathroom. The fully developed basement offers even more living space, featuring a large family room with natural light, a huge fourth bedroom, a third full bathroom, and a dedicated laundry room with ample storage. Additional highlights include a brand new furnace, hot water tank, laundry appliances, shingles, and siding—giving you peace of mind for years to come. An attached heated garage, double driveway, and extended RV parking complete this fantastic home. Don't miss your chance to own this move-in-ready, versatile, and conveniently located property—call today to book your private viewing and experience all that 120 Blanchett Road has to offer!

Inclusions:
Property Listed By:

2 Fridges, Stove, Microwave, Washer, Dryer, Central AC
RE/MAX Connect

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









