



THE
A-TEAM

**RE/MAX
FIRST**

164 CINNAMON Street, Fort McMurray T9K2T4

MLS®#: **A2226582**

Area: **Timberlea**

Listing Date: **05/31/25**

List Price: **\$409,000**

Status: **Active**

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

Lot Sz Ar:

5,554 sqft

Lot Shape:

Abv Sqft:

1,458

Low Sqft:

Ttl Sqft:

1,458

DOM

3

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,Pie Shaped Lot

Concrete Driveway,Double Garage Attached,Garage Faces Front,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"	Dining Room	Main	10`3" x 10`2"
Kitchen	Main	11`4" x 11`2"	Living Room	Main	12`9" x 12`5"
3pc Ensuite bath	Second	8`7" x 4`11"	4pc Bathroom	Second	8`7" x 5`0"
Bedroom	Second	12`3" x 9`9"	Bedroom	Second	10`6" x 10`3"
Bedroom - Primary	Second	15`11" x 14`3"			

Legal/Tax/Financial

Condo Fee:
\$191

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0425682**

Remarks

Pub Rmks: **Welcome to 164 Cinnamon Street. This home recently had the flooring redone top to bottom with LVP, freshly painted, and a brand-new furnace! This home offers many features, including a gas fireplace, three bedrooms upstairs, and 2.5 bathrooms it also has newer appliances and newer plumbing fixtures. The main floor has a large living room and a dedicated dining space off of the kitchen. It also has a 2-piece bathroom and access to the double garage. The second level is finished with three bedrooms, a 4-piece bathroom, and a 3-piece ensuite. The basement is unfinished but awaits your ideas to create your perfect space. The lot is 5,554 sqft and has a huge backyard for entertaining! Located close to public transportation and schools, this home is ready for immediate possession!**

Inclusions: **none**
Property Listed By: **RE/MAX Connect**

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







