



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**144 JUNIPER Street, Fort McMurray T9K 0M8**

MLS®#: **A2227220**

Area: **Timberlea**

Listing Date: **06/04/25**

List Price: **\$439,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2011**  
Lot Information  
Lot Sz Ar: **3,248 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,540**  
Low Sqft:  
Ttl Sqft: **1,540**

DOM

**22**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Low Maintenance Landscape,Rectangular Lot  
220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated  
Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Kitchen Island,Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	14`5" x 13`10"
Office	Main	8`11" x 9`8"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	9`0" x 13`0"

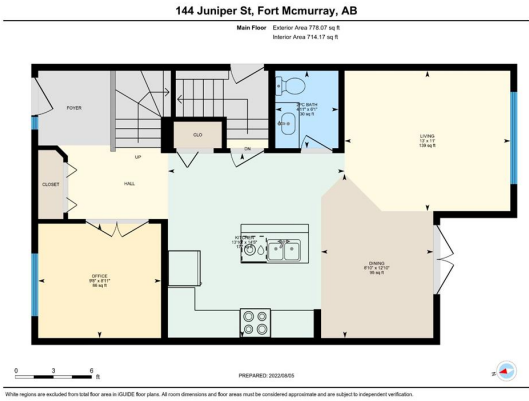
Room	Level	Dimensions
Dining Room	Main	12`10" x 8`10"
Living Room	Main	11`0" x 13`0"
3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	11`7" x 10`2"
Bedroom - Primary	Second	20`11" x 14`6"

4pc Bathroom Laundry	Basement Basement	0`0" x 0`0" 8`2" x 14`2"	Bedroom Furnace/Utility Room Legal/Tax/Financial	Basement Basement	9`10" x 21`8" 8`1" x 9`10"
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Title: <b>Fee Simple</b> Legal Desc:	<b>1022191</b>	Zoning: <b>R1S</b>	Remarks
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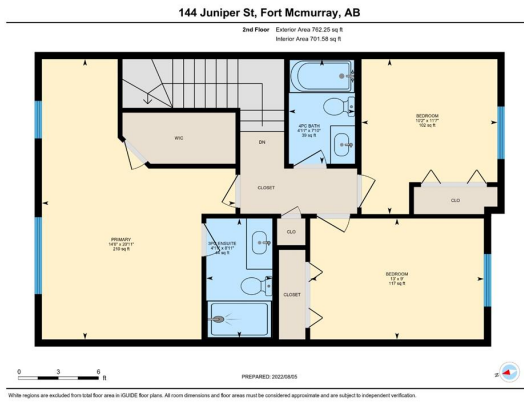
Pub Rmks:	<p><b>Are you dreaming of picket fences? 144 Juniper Street also has some of the greenest grass I've seen! Curb appeal galore here! The smartest part is the arbor has a plug attached so you can easily plug your car in the winter. Have you ever thought about running Air B n B? This would be a perfect spot to do that. There is a SEPARATE ENTRANCE to an illegal suite (a Realtor.ca term). The illegal suite was built with permits. With the tiled basement so it is incredibly easy to maintain. The main floor is open concept kitchen, dining &amp; living space with TONS of counter space &amp; storage. The long island has a two tiered breakfast bar. There is a main floor den that could be used as an office space if you are still working from home, or perfect kids play room. Upstairs the primary bedroom has blackout blinds, walk in closet and 3 pc ensuite. Lots of room in the two bedrooms. The yard is a private oasis. The pergola &amp; blinds provide the privacy. The double car garage has 12 ft ceilings: door is 8 ft tall and wired for 220. It's in immaculate shape. Check out the detailed floor plans: you can see where every sink is in the home. There is also 360 tour &amp; video! Say yes to this address! Inclusions: bedroom furniture, fridge x2, microwave, dishwasher, air conditioner, blinds, sauna</b></p>
Inclusions: Property Listed By:	<p><b>Fridge x2, stove, microwave, dishwasher, washer, dryer, air conditioner, garage door opener, blinds, RE/MAX Connect</b></p>

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









144 Juniper St. Fort McMurray, AB

Basement (Below Grade) Exterior Area 714.23 sq ft  
Interior Area 652.51 sq ft



PREPARED: 2023/05/05

Write regions are excluded from total floor area in GUIDE. Not plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

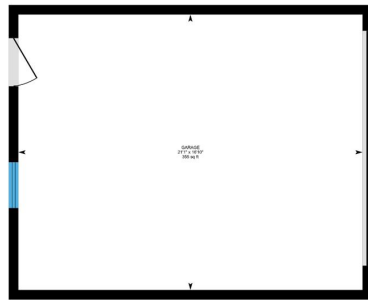






144 Juniper St. Fort McMurray, AB

Detached Garage Excluded Area 255.09 sq ft



0 2 4 m

PREPARED: 20230805

White regions are included from 1st floor area in GDSSE floor plans. All cross dimensions and floor areas must be considered approximate and are subject to independent verification.

