



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 J W MANN #21, Fort McMurray T9H 5K4**

MLS® #: **A2228584**

Area: **Wood Buffalo**

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

List Price: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

Finished Floor Area

City/Town:

**Fort McMurray**

Abv Sqft:

**1,181**

Year Built:

**2001**

Low Sqft:

Ttl Sqft:

**1,181**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**1**

Layout

Beds:

**3 (2 1 )**

Baths:

**3.0 (3 0)**

Style:

**Attached-Side by Side,Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Lawn**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Laminate Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee:		Title:		Zoning:	
<b>\$630</b>		<b>Leasehold</b>		<b>R2</b>	
		Fee Freq:			
		<b>Monthly</b>			
Legal Desc:	<b>0123095</b>				

Remarks

Pub Rmks:	<b>Step into luxury living with this remarkable three-bedroom condo nestled within a secure gated community. Boasting an abundance of living space, this residence offers the perfect blend of comfort and elegance. With a large master bedroom on the main floor as well as an additional bedroom and attached garage, this home checks all the boxes. Downstairs you will find another bedroom with a beautiful ensuite as well as a large living room and a flex room as well. With its serene surroundings and convenient location, this property offers an unparalleled opportunity for comfortable, stylish living. Don't miss the chance to call this gated community gem your own. Schedule a viewing today</b>
Inclusions:	<b>none</b>
Property Listed By:	<b>RE/MAX Connect</b>

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



