



THE
A-TEAM

**RE/MAX
FIRST**

157 JUNIPER Street, Fort McMurray T9K 0W2

MLS®#: **A2236364**

Area: **Timberlea**

Listing Date: **07/03/25**

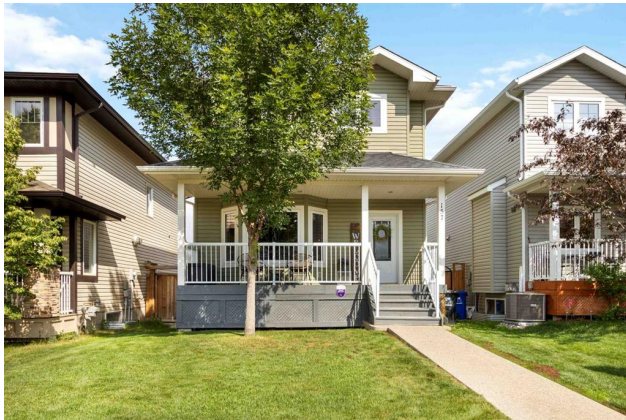
List Price: **\$549,888**

Status: **Active**

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

Finished Floor Area

Lot Sz Ar:

3,239 sqft

Lot Shape:

Abv Sqft:

1,672

Low Sqft:

Ttl Sqft:

1,672

DOM

0

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Fruit Trees/Shrub(s),Garden,Gazebo,Landscaped,Lawn,Low Maintenance Landscape,Yard Lights
Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Covered Courtyard,Garden,Lighting,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Breakfast Bar,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

2pc Bathroom

5pc Ensuite bath

Bedroom

4pc Bathroom

Bedroom

Level

Main

Upper

Upper

Basement

Basement

Dimensions

7`0" x 5`11"

11`1" x 9`8"

10`3" x 13`0"

9`8" x 5`0"

9`8" x 11`1"

Room

4pc Bathroom

Bedroom

Bedroom - Primary

Bedroom

Level

Upper

Upper

Upper

Basement

Dimensions

9`1" x 5`0"

10`3" x 13`11"

13`7" x 11`8"

11`7" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

1022191

Remarks

Pub Rmks: **HELLO GORGEOUS! INTRODUCING THIS STUNNING GEM LOCATED AT 157 JUNIPER STREET, A CUSTOM-BUILT HOME THAT IS A STEP ABOVE THE REST WITH HIGH-END FINISHINGS FROM TOP TO BOTTOM. This home is a must-see to appreciate the fine details and additions that went into this home when built. You have 9 ft ceilings throughout, crown moldings, hardwood floors, granite countertops, 5 bedrooms, 4 baths, and over 2400 sq ft of living space. Step inside and you are greeted by a grand entrance with slate tile floors, custom built-in cabinets with a live-edge wood bench. The stunning archway leads you to the great room with hardwood floors and a gas fireplace surrounded by a beautiful mantle. This ideal layout continues with your timeless kitchen offering classic white cabinetry, granite countertops, large island with a breakfast bar, corner pantry, and stainless appliances. The kitchen overlooks your large dining room, which creates a great space for entertaining family and friends. To complete this main level, you have a 2-pc powder room and a main floor laundry. The upper level of this home continues with 9ft ceilings, 3 spacious bedrooms with all closets having custom-built shelving. The Primary bedroom features an extra-large walk-in closet, and 5 pc ensuite beautifully finished with heated tile floors, jetted tub and stand-up shower, plus double sinks. To complete this upper level, you have another full bathroom, which also features heated floors. The lower level of this home features a separate entrance, 2-bedroom legal suite, creating an excellent mortgage helper to offset your monthly costs. This level has been completed with the same quality finishings as the rest of the home. Both bedrooms are a generous size. To complete this space, you have a full kitchen, large family room, 4 pc bathroom, and laundry hookups. When you are finished falling in love with the interior of this home, you must see the exterior that has been beautifully landscaped with artificial turf in the backyard and a 2-tiered deck. The upper deck has been completed with a pergola and a stone-faced feature wall with built-in gas fireplace. This is a great space where you can enjoy your summer evenings. In addition, the exterior offers a fenced yard, 3 car parking spaces, and room to build a detached garage pending RMWB approval. Take advantage of the purchase plus improvements program that many lenders offer to put the cost of building a garage right into your mortgage. Added features of this home include a front covered veranda, central a/c, washer, and dryer(2023). When you have seen the rest, come see the best. Call today for your personal tour. OPEN HOUSE SATURDAY, JULY 5TH, 1230-230PM.**

Inclusions: **2 Fridges, 2 stoves, 2 dishwashers, washer, dryer blinds, central a/c, TELUS alarm system with contract, shed. Existing kitchen fridge will be removed but replaced with a stainless steel fridge.**

Property Listed By: **COLDWELL BANKER UNITED**

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





