

# **\$455,000 - 189 Elm Street, Fort McMurray**

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MLS® #A2194111

**\$455,000**

6 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

This property has great potential! With a little extra finishing work, this 6-bedroom home could become an amazing place for your family. You are welcomed into a nice entryway that leads upstairs to a warm and cozy living room, featuring bright windows and hardwood flooring. The kitchen offers plenty of cabinets and ample countertop space that opens to the dining area with great windows as well. A back door leads out to the deck and a fully fenced backyard, making it perfect for entertaining and keeping in your fur baby. The main level includes 3 great-sized bedrooms, with the primary bedroom featuring a walk-in closet and a 3-piece ensuite. There is a main 4-piece bathroom on this floor for kids and guests. In the basement, you'll find a family room/games room that needs flooring and paint to complete it, along with 3 more large bedrooms and another full 4-piece bathroom. The attached double heated garage has an extra space at the front, ideal for storing an ATV or setting it up as a workshop/tool area. The garage is insulated and lined with plywood. There is a spacious upper deck out back of the home that leads down to a lower deck, but it does require some new steps to be fully completed. This home is ready for you to add your personal touches and make it a happy place. Call today for a personal viewing!

Built in 2008

## **Essential Information**



MLS® #	A2194111
Price	\$455,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,309
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	189 Elm Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0K1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Mixed

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      February 12th, 2025

Days on Market                108

Zoning                             R1

**Listing Details**

Listing Office                   ROYAL LEPAGE BENCHMARK



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