

\$295,000 - 206 Carteret Drive, Fort McMurray

MLS® #A2168332

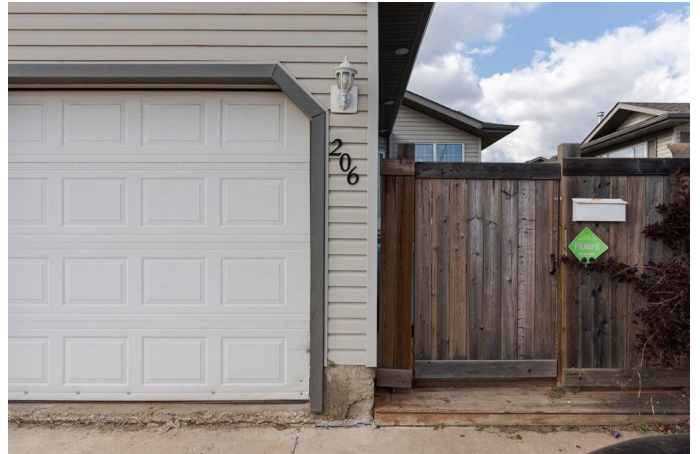
\$295,000

3 Bedroom, 2.00 Bathroom, 795 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this fully developed and well-maintained duplex, offering 3 bedrooms, 2 full baths, and an open-concept main floor that's perfect for both entertaining and everyday living. As you step inside, you'll be greeted by a spacious living room with a large front window, filling the space with natural light. The open-concept layout seamlessly flows into the dining area and kitchen, which offers plenty of cupboard space for all your storage needs. The primary bedroom is conveniently located on the main floor with direct access to a full bathroom with double sinks, making it a perfect retreat. The fully finished basement features a generous Rec Room with a gas fireplace, providing a cozy space for family movie nights or gatherings. You'll also find two additional bedrooms, a second full bathroom, and lots of storage space—ideal for a growing family. Step outside to the fully fenced, good-sized yard, offering privacy and plenty of room for outdoor activities, gardening, or simply relaxing. Additional features of this home include air conditioning, fresh paint, a single attached garage with added overhead storage, and a double driveway for ample parking. And the best part—NO CONDO FEES! Located close to Athletic Park and all amenities, this home is move-in ready and perfect for families or first-time buyers. Don't miss out—contact me today to schedule your viewing! **BONUS FEATURES:** Furnace replaced 2023, Central A/C, Fresh Paint, No Condo Fees



Built in 2004

Essential Information

MLS® #	A2168332
Price	\$295,000
Sold Price	\$282,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	206 Carteret Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 3S7

Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Off Street, Side By Side, Single Garage Attached

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2024
Date Sold	November 22nd, 2024
Days on Market	52
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
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