



THE
A-TEAM

**RE/MAX
FIRST**

109 DENNIS Street, Aldersyde T1V 0A0

MLS® #: **A2150445**

Area: **NONE**

Listing Date: **07/24/24**

List Price: **\$749,900**

Status: **Active**

County: **Foothills County**

Change: **-\$15k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Aldersyde**
Year Built: **1957**
Lot Information
Lot Sz Ar: **18,000 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,173**
Low Sqft:
Ttl Sqft: **1,173**

DOM

54
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cleared,Corner Lot,Garden,Landscaped,Level,Rectangular Lot**
Park Feat: **Additional Parking,Driveway,Garage Door Opener,Heated Garage,Insulated,Oversized,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Boiler**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`5" x 12`8"	Dining Room	Main	9`2" x 12`10"
Living Room	Main	15`10" x 18`3"	Kitchen	Main	12`8" x 15`3"
Bedroom - Primary	Main	11`0" x 11`3"	Laundry	Main	7`3" x 11`3"
Family Room	Basement	13`1" x 21`2"	Flex Space	Basement	13`10" x 17`0"
Den	Basement	10`3" x 10`9"	5pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Basement		Covered Porch	Lower	15`6" x 45`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2446S

Zoning:
RC

Remarks

Pub Rmks: **If you have been looking for Country Living - but still enjoy living in town - you need to check this home out. The House & Garage are 2 lots with 12,000 sq ft of space and a separate title for the vacant lot next door! Located on a quiet street in Aldersyde this home was fully renovated (down to the studs) between 2003 - 2008. This bungalow home has a dropped porch that allows access from both the front and back yards and provides ample space for the entire family to come in and take their shoes / coats off. The main level has an open kitchen / dining room with tons of pot lights. The custom kitchen includes solid maple cabinets that has great storage. The pantry has pull out shelves, there are 2 corner pull out lazy susans, an appliance garage and microwave cabinet and a drawer under the kitchen sink cabinets to store all the extra items without having to search behind everything. The kitchen is even hard wired with speakers so you can enjoy your tunes while you cook. The living room has wall to wall north facing windows and a full built in wall for display and TV / electronics. The primary bedroom is at the back of the house and the walk in closet includes built in cabinets and drawers as well as the laundry. There is a 5pce bathroom with a jetted tub, shower and built in cabinets on the vanity. Going to the lower level you have a large family room, flex room - that could be converted to a bedroom (window just needs to be enlarged to be egress). It is currently being used as an office / games room with a murphy bed (which stays!). There is a den off the family room (also could be made into a bedroom with an egress window) and a 3pc bathroom. This home has a boiler system that runs the in-floor heat for BOTH levels!! Stepping outside you have a concrete patio the entire length of the home and has a large section of it covered with lights. Great area to enjoy some shade and watch the kids / pets in the fully fenced and landscaped yard. There is a single detached garage that is currently being used as a shed - it has an overhead door for the larger items and lots of shelves and cabinets for storing all the outdoor yard tools / seasonal items. The garage / workshop is one that needs to be seen in person to be appreciated. The front part is a triple garage with 10ft ceilings and 9ft doors - one is 9ft x 9ft - the other is 9ft x 16ft. In the garage area is hot / cold taps as well as a wash bay. The workshop has a 2pce bathroom, the mechanical room with boiler system (for the in-floor heating that runs 2 zones -for the garage / workshop) and lots of built in cabinets / shelving. There is a lean-to at the back for additional storage / parking. The lot next door is currently just part of the yard and has RV parking - but the options here are endless. This home is hooked up to Town of High River water and has a septic tank (1500 gal) and field. The main water line was updated 3 years ago. A property like this does not come up often - book your showing to see it today!**

Inclusions: **murphy bed, white dressers in basement office, shelving in garden shed, garden tools (shovels / rakes / pruners / spades), water fountain (as is), shelves and cabinets in single garage (shed), built in shelving and cabinets in workshop, table with electrical in workshop**

Property Listed By: **Century 21 Foothills Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123