



THE
A-TEAM

**RE/MAX
FIRST**

100 SUNSET Way, Priddis Greens T0L 1W3

MLS®#: **A2163201**

Area:

Listing **09/06/24**

List Price: **\$799,900**

Status: **Pending**

County: **Foothills County**

Change: **-\$24k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Priddis Greens

Abv Sqft:

1,722

Year Built:

1988

Low Sqft:

Lot Information

Ttl Sqft:

1,722

Lot Sz Ar:

3,659 sqft

Lot Shape:

DOM

13

Layout

Beds: **3 (1 2)**

Baths:

3.0 (3 0)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Underground Sprinklers,See Remarks

Double Garage Attached

Utilities and Features

Roof: **Clay Tile**

Heating: **In Floor,Fireplace Insert,Forced Air,Natural Gas**

Sewer: **Sewer**

Ext Feat: **Other**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Freezer,Garage Control(s),Gas Water Heater,Microwave,Refrigerator,See Remarks

Int Feat:

Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`4" x 11`11"
4pc Ensuite bath	Main	11`11" x 8`7"
Den	Main	13`8" x 12`4"
Nook	Main	8`10" x 9`7"
Walk-In Closet	Main	4`11" x 5`10"
Bedroom	Basement	16`10" x 12`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	13`7" x 14`2"
Dining Room	Main	13`5" x 10`5"
Laundry	Main	17`3" x 6`0"
3pc Bathroom	Main	4`11" x 7`7"
Entrance	Main	8`7" x 5`6"
3pc Bathroom	Basement	9`1" x 4`11"

**Family Room
Flex Space**

**Basement
Basement**

**19`10" x 13`10"
18`0" x 10`5"**

**Bedroom
Walk-In Closet**
Legal/Tax/Financial

**Basement
Basement**

**15`2" x 14`4"
6`7" x 5`0"**

Condo Fee:
\$500

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RC

Legal Desc: **9012392**

Remarks

Pub Rmks: **Welcome home to tranquil living at Priddis Green. This inviting villa backs onto # 8 Raven and a private, park like Setting. The home features a spacious floor plan with vaulted ceilings in the living room and Primary bedroom. The sunny island kitchen has loads of cabinet space. The large dining room is the perfect place to entertain family and friends. The en-suite features, heated floor, a walk-in shower with Exact Temp spa system featuring 4 body jets plus two showerheads - it is the perfect end to a day of golfing or cross country skiing at Priddis Greens Golf Course. A study, guest bath and laundry room round out the main floor. The fully developed walk-out basement has a large family room with a cozy gas fireplace, a wet bar and access to the lower patio. This level also features a large guest suite with walk-in closet, and three piece bath. Another office are rounds out the front part of the development. This lower level also has a great storage corridor and a large area in the back for storage, a home gym or a hobby area. Priddis Greens is a wonderful community that offers events throughout the year. Recent improvements include new carpet in August, Fireplace insert 2022, New Hot water tank, 2021, all poly-b replaced 2020. New irrigation manifold installed Aug. 2024. There is also fast fibre optic available!**

Inclusions:
Property Listed By: **none
CIR Realty**

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





