



GRASSROOTS
REALTY GROUP

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108 Chestnut Way
Fort McMurray, Alberta

MLS # A2220783



\$509,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn, Paved		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Brick/Mortar	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: Shed, some furniture negotiable.

Pride of ownership shines through in this WELL CARED FOR, two story home. Lovingly maintained by its ORIGINAL OWNERS since it was built. There are new window coverings throughout! Featuring 4 SPACIOUS BEDROOMS and 3.5 BATHS, with a second washer and dryer hookup on the main floor, this gem is move in ready for any family! The fully finished basement comes with its own PRIVATE ENTRANCE and is currently rented, with the tenant wishing to stay. Instant income! Out back, you'll find an aggregate concrete backyard complete with a cozy firepit, perfect for relaxing evenings and gatherings. The property also includes a double detached garage and an extra poured concrete parking pad beside the garage. Ideal for multiple vehicles or recreational toys! Conveniently located just steps away from the site bus stop, you can stay warm and comfortable in the freezing winter temperatures. This home is a must see and truly blends comfort, practicality, and charm, making it a standout choice!