



**GRASSROOTS**  
REALTY GROUP

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**137 Shore Street**  
**Fort McMurray, Alberta**

**MLS # A2227803**



**\$669,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,770 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Insu		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Greenbelt, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Shingle Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Stainless Fridge x 2, Stainless Stove x 2, Stainless Dishwasher x 2, Stainless Hood Range Microwave x 2, Washer x 2, Dryer x 2, Radiant Heater x 2, Garage Door Opener x 2, Garage Door Remote x 2, Central Vacuum x 2 + attachments, Air Conditioner x 2, Water Softener, Hot Water on Demand x 2, window coverings, Basement Furniture. Upper level furniture can be negotiated as well.

Discover unbeatable value in this immaculately maintained, feature-packed home. Welcome to 137 Shore Street, ideally situated on a quiet corner lot 5,300+ sq.ft directly across from peaceful green space. From curb appeal to comfort, this property truly has it all. As you arrive, you'll be impressed by the elegant stone-accented exterior, dual stamped concrete driveways, and beautifully designed landscaped front yard by Dunvegan Gardens. This home also boasts two radiant-heated, fully finished double garages x 2 + ample parking. Step inside the open-concept layout featuring vaulted ceilings, hardwood flooring, and large windows that flood the space with natural light. The inviting living area centered around a cozy natural gas fireplace, creating the perfect spot to unwind or entertain. The chef-inspired kitchen showcases rich dark cabinetry, granite countertops, a ceramic tile backsplash, corner sink with dual windows, stainless steel appliances (including a double oven), an eat-up island, and ample storage. Adjacent, the spacious dining area easily accommodates family gatherings and dinner parties. The executive-style primary suite is a true retreat, featuring: A luxurious steam shower, Separate jetted tub with waterfall feature, Dual vanities with his & hers sinks, Massive walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the main level. Extras include: air conditioning, hot water on demand, water softener, central vacuum, and full fencing for privacy. Bonus: A fully self-contained 2-bedroom LEGAL SUITE with its own separate entrance and heated double garage! This stunning lower-level suite offers: 10' ceilings, Full kitchen with island & stainless appliances including dishwasher, Cork flooring, separate laundry, spacious bedrooms with large closets, + a full 4-piece bathroom! Sophisticated, Fully-Loaded

Home with Legal Suite & Two Double Garages &mdash; All Without the Premium Price Tag! Call to book your tour today!