



GRASSROOTS
REALTY GROUP

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155 Pew Lane
Fort McMurray, Alberta

MLS # A2231359



\$724,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, OTR Microwave, Central Air, All Existing Window Coverings, Garage built in Cabinets, Gazebo, 8' Fireplace in Yard, BBQ, Wagon in front yard, all existing TV Mounts, curtain rods and drapes, stone bench in yard

Meticulously maintained, fully developed, a backyard oasis in a family friendly neighbourhood close to walking trails and amenities - Welcome to 155 Pew Lane!! As soon as you enter, you'll feel right at home from the vaulted ceiling foyer to the large bedrooms and extra windows throughout to bring in natural light. With 5 bedrooms, 4 bath (3 full/1 half), in floor heat, extra long and wide exposed aggregate driveway with RV capabilities, a dining room and breakfast nook, laundry room with sink and cabinetry, bar in the basement rec room - this is a home you can grow into. In addition from the cosmetic maintenance and upgrades, this home has been well maintained functionally which includes: new A/C (2024), new Hot Water Tank (2023), new garage door (2023) and stainless steel appliances (2-4 years old). with a semi open concept in the main living space, the kitchen features Quartz countertops, corner pantry, and stainless steel appliances which includes a gas stove and built-in microwave. Head upstairs and you'll be pleased to find a large master with walk-in closet, and 5 piece ensuite bathroom complete with glass enclosed stand up shower and a corner jetted tub. You'll be impressed the size of the two additional bedrooms, which share a full 4 pc bathroom. You will feel the warmth of in floor heat in the basement and instantly feel cozy with bar setup in the recreational room and 2 bedrooms with high ceilings, separate entrance, and storage spaces. In the warmer months, you will want to live in this backyard! A winner of Communities in Bloom, this backyard oasis has a built in water fountain, outdoor 8' foot fireplace with a bench seating area, gazebo to keep bugs away, a deck with natural bbq hook up and a manicured landscaping from front to back! The location doesn't get better than this: steps from walking and biking trails that connect to

neighbouring communities of North Parsons, Stonecreek and Eagle Ridge, walking distance to the amenities of Stonecreek Plaza, bus stops, schools and more! This beautiful family home awaits - call to book a showing today!