



**GRASSROOTS**  
REALTY GROUP

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**245 Pickles Crescent  
Fort McMurray, Alberta**

**MLS # A2234682**



**\$459,500**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Existing Fridge, Stove, Dishwasher, washer and dryer, Microwave, All window coverings and blinds

Tucked away on a quiet street in Timberlea close to schools, parks, walking trails and the Stony Creek Shopping Center sits this beautifully 2 story single family home that is available for quick possession! This home features a good sized 4162 square foot fully fenced lot with 2 parking stalls out back as well as a large 20' X 20' detached garage- room for all the toys and your vehicles! Inside you will find a spacious entry way finished with ceramic tiling, the main level is finished with hardwood flooring and this home is picture perfectly clean and tastefully decorated. The living room has plenty of large windows to let in ample natural light and adjacent to the living room is the dining area. There is a beautiful half bath on the main level for your convenience with a Sunflower theme. To the back of the house a eat in kitchen features a pantry as well as a potential second dining area and access through patio doors to your large deck great for barbecuing and entertaining family and friends this summer. The fully fenced back yard that has more than enough room for the kids and pets to roam. Upstairs you will find 3 good sized bedrooms, a full 4 pc bathroom and a master bedroom with good size closet and 3 pc ensuite. This area is also finished with hardwood and ceramic tiling. The basement is fully finished and has a good size rec room, guest bedroom, 3 pc washroom and features your utilities and laundry room. Call today to schedule your viewing on this unique property! New fencing has also been recently installed.