



**GRASSROOTS**  
REALTY GROUP

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**128 Honeysuckle Way  
Fort McMurray, Alberta**

**MLS # A2244082**



**\$478,888**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, over-the-range microwave, stove, dishwasher, washer, dryer, gas radiant heater, tire rack in garage, garage door opener with 2 remotes, central A/C

GORGEOUS CURB APPEAL COMBINED WITH A FRESHLY PAINTED INTERIOR AND EXPLAINARY DESIGN AND FINISHINGS, ALONG WITH A DETACHED DOUBLE HEATED GARAGE! Once the exterior of this home steals your heart, you will fall in love with this fully developed 2-story home with over 2100 sq ft of living space, that includes 4 bedrooms, 4 bathrooms, luxury vinyl plank floors on the main, and charming additions from top to bottom. The main level features an oversized front great room that leads to your custom kitchen with solid wood cabinetry, island, and eat-in breakfast bar, and corner pantry. The dining room features a grand space for an oversized kitchen table and garden doors leading to your back door. This main level is complete with a 2 pc powder room and main floor laundry room. Take the staircase to the upper level tat features 3 generously sized bedrooms. The primary bedroom offers a walk-in closet and a full ensuite. This upper level offers a 2nd 4 pc bathroom. The fully finished lower level offers 9 ft ceilings, a great family room, and games room. In addition, you have a large 4th bedroom and full bathroom. The exterior of the home features a lovely front veranda, a fully fenced yard, an oversized deck, a low-maintenance yard, and a 22x22(exterior measurements) detached heated garage. An additional bonus you have the needed central a/c for our hot summer days. This home offers an excellent location next to a large children's park, walking trails, quad and snowmobile trails, and within walking distance to schools from K-12 and site and city bus stops. Call today for your personal tour today!