



GRASSROOTS
REALTY GROUP

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**140 Waterhouse Street
Fort McMurray, Alberta**

MLS # A2245311



\$459,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,203 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: Window Coverings, TV mounting bracket in the living room, Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Basement: TV mtg bracket, Fridge, Stove. Garage heater, garage overhead door opener, upper wood shelving.

Welcome to 140 Waterhouse Street – a quaint bi-level home nestled in the heart of Timberlea! This property offers 4 bedrooms and 3 full bathrooms, The main level features an open-concept layout with a large dining area, a galley-style kitchen complete with stainless steel appliances and a convenient eat-up peninsula. The living room is cozy and inviting with a corner natural gas fireplace and patio doors leading to the rear deck. The deck is partially enclosed for additional storage, and the fully fenced backyard backs onto walking trails—with no shared rear fence for added privacy. The primary bedroom includes a 4-piece ensuite, while a second bedroom and another full bathroom complete the upper level. Downstairs, the fully developed basement offers a spacious family room, + a handy 3-appliance kitchenette. + A huge secondary primary bedroom with a walk-in closet. A fourth bedroom, a dedicated laundry room with storage shelving, and a third full bathroom complete the lower level. You also have attached heated garage. This home offers the perfect blend of functionality, privacy, and location. Call to view today!