



**GRASSROOTS**  
REALTY GROUP

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**205 Elm Street  
Fort McMurray, Alberta**

**MLS # A2245706**



**\$589,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Gazebo, Interior Lot, Landscaped, Private, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Crown Molding		

**Inclusions:** None

IF you want this??.... 5 BIG BEDROOMS, 3 BATH, 2674 sq/ft of living space, 5541sq/ft lot, UPDATED KITCHEN, FLOORS, PAINT, PARTIAL BATHROOM RENO's, CUSTOM BUILT-120K BASEMENT DEVELOPMENT with High-end finishes, a MASSIVE PRESSURE TREATED PLATFORM DECK, DOG RUN, & 29x21 Attached heated garage&hellip;WE HAVE what you're looking for!! You&rsquo;ll be pleased with the bright open concept kitchen/dining with Quartz countertops, refinished cabinetry, corner pantry, and updated appliances. You&rsquo;ll find 3 large bedrooms and 2 full baths with updated flooring, and fresh paint on the main. The primary bedroom has a sizeable walk-in closet and a 3 piece bath that will match the kitchen. The living room is huge with high ceilings, warm colours, large windows and a wood feature wall. 2 additional BIG guest bedrooms and a 4 piece bath complete this level. Moving to the unique BASEMENT you will be excited as you crest the stairs and catch a glimpse of the stunning gas burning custom floor to ceiling stone fireplace, featuring tiled hearth, with large built in&rsquo;s on either side. The built-in&rsquo;s house extensive storage and an office workspace. You will find LUXURY VINYL plank flooring, 9&rsquo; ceilings, large above ground windows, pot lighting and drop ceiling. The rec room and 2 bedrooms down here are massive along with a 3 piece bathroom and laundry. The basement has also been plumbed for in-floor heating. BUT let&rsquo;s get BACK TO THE BACKYARD!! This is where it&rsquo;s at though! Off of the Main floor dining room you will find access to your outdoor oasis consisting of a large deck set up as exterior dining separated from the concrete pad and large pressure treated deck which can host a pool and hot tub! There is a large still plenty of grass for the kids to play topped with stone layered

flower beds that perimeter the fence line. You'll be intrigued to find under the deck storage, a designated dog run and more storage along side the deck. Elm street is a great location in Timberlea for quick access to schools, daycares, restaurants, shopping centres and entertainment. **BOOK YOUR VIEWING TODAY!!**