



GRASSROOTS
REALTY GROUP

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**205 Elm Street
Fort McMurray, Alberta**

MLS # A2245706



\$569,900

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

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

Inclusions: HOT TUB

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 & high end HOT TUB, DOG RUN, & 29x21 Attached heated garage…WE HAVE what you're looking for!! You’ll be pleased with the bright open concept kitchen/dining with Quartz countertops, refinished cabinetry, corner pantry, and updated appliances. You’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’s on either side. The built-in’s house extensive storage and an office workspace. You will find LUXURY VINYL plank flooring, 9’ 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’s get BACK TO THE BACKYARD!! This is where it’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!!**