



**GRASSROOTS**  
REALTY GROUP

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**117 BARBER Drive**  
**Fort McMurray, Alberta**

**MLS # A2253983**



**\$575,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,958 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, Square Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW BLINDS, GARAGE DOOR REMOTE, CENTRAL A/C ( all as is where is)

117 BARBER DRIVE! Timberlea family home located directly across from both Public & Catholic elementary schools; you can watch the kids walk to school from your front porch here for sure! You also have a Triple attached garage with triple wide driveway and large back yard! Inside on the 2nd floor you have 3 beds up including primary bedroom with large ensuite down to the main floor you have laundry/mudroom to the attached triple garage; off the mudroom you go directly to the main floor bath and through to the kitchen that has corner pantry, lots of cupboard space & large island all open concept with vaulted ceiling in the living room looking out to the back deck. Main floor also has large foyer and main floor den/office/ flex room. Basement is 90% developed with a 4th bedroom large family room and roughed in bathroom. This 1.5 Storey has LOCATION LOCATION LOCATION easy to view call today!