



GRASSROOTS
REALTY GROUP

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**178 Mcdougall Crescent
Fort McMurray, Alberta**

MLS # A2254127



\$499,888

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, St		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, central a/c, garage heater, garden boxes in yard, all furnishings negotiable, firepit, gazebo

REMARKABLE AND RARE FIND WITH A FRONT STAMPED CONCRETE DRIVEWAY RMWB APPROVED AND PERMITTED AND A MECHANIC'S DREAM GARAGE A DETACHED DOUBLE HEATED 24X24 WITH 10ft CEILINGS AND 8ft DOOR PLUS 220 VOLT & PINE TOUNGE AND GROVE CEILING. The exterior of this home will steal your heart with its superb features and pie-shaped lot featuring beautiful gardens, a large deck with pergola/gazebo, back lane access to your gated yard giving you access for trailers and RV's, plus a firepit area. Inside this move-in-ready and charming home, you will find hardwood floors in the bright front living room, which leads you to the kitchen offering bright white cabinetry, stainless steel appliances that include a brand new stove and fridge, plus a spacious corner pantry. The kitchen overlooks your dining area, which features a large window with backyard views. There is a designated mud room, a main floor laundry room, and a 2 pc powder room. Both the main and upper levels offer all updated light fixtures. The upper level offers 3 generously sized bedrooms, all with hardwood floors. The primary bedroom features a large walk-in closet. In addition, this level offers a 4-piece bathroom with tiled floors. The fully finished basement offers a family room, a 4th bedroom, and a full bathroom. In addition, there is new carpet. Other added features of this home include central a/c, a new Hot water tank in 2024. To complete this perfect home, you are in a prime location in Timberlea, within walking distance to all school levels K-12, and next to a children's park and walking trails. Call today for your personal tour.