



**GRASSROOTS**  
REALTY GROUP

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**128 Juniper Street  
Fort McMurray, Alberta**

**MLS # A2256138**



**\$507,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, High Ceilings, Tankless Hot Water		

**Inclusions:** Fridge x2, stove x2, microwave x2, dishwasher x2, washer x2, dryer x2, central A/C, all window coverings, shed,

Nestled just steps from the scenic Birchwood Trails and family-friendly parks, this beautifully updated two-story home offers the perfect blend of comfort, functionality, and income potential. With four bedrooms and 3.5 bathrooms, this move-in-ready property is ideal for families seeking space and versatility. The main floor welcomes you with fresh paint, stylish new light fixtures, and new durable luxury vinyl plank flooring throughout. A spacious living room with French doors that open into a cozy and inviting eat-in kitchen, where granite countertops and stainless steel appliances shine against ample cabinetry and generous counter space. With a door just off of the kitchen that leads to a large west-facing deck, perfect for enjoying afternoon sun and evening gatherings. A convenient half bath and main floor laundry with new washer and dryer complete this level. Upstairs, you'll find three well-sized bedrooms and a full bathroom, including a large primary suite with its own private 3-piece ensuite. Every room is enhanced with custom blinds, adding both style and privacy. The fully developed basement features a LEGAL one-bedroom suite with its own separate side entrance. This self-contained space includes a FULL kitchen, spacious living area, large walk-in closet, 3-piece bathroom, and its own laundry with new stackable washer and dryer—ideal for rental income or extended family. Outside, the fully fenced backyard offers low-maintenance landscaping and back-alley access, with parking for at least three vehicles. Whether you're accommodating guests or tenants, there's plenty of space to go around. This property is move in ready—stylishly updated, income-generating, and located in a very desirable area. Close to schools, parks, walking trails and many more amenities. Book your showing today and experience the lifestyle this home has to

offer. (\* Brand new water softener, hot water on demand and central air conditioning. )