



GRASSROOTS
REALTY GROUP

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**169 Fisher Crescent
Fort McMurray, Alberta**

MLS # A2257374



\$599,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,900 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	4
Garage:	Block Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridges , stove, dishwasher, OTR Microwave, 1 washer, 1 dryer, window coverings, garage door opener & control , central air conditioner, central vacuum & attachments , garburator, microwave in basement.

This HUGE 6-BEDROOM Bi-Level home offers the perfect blend of SPACE, FUNCTIONALITY, and REVENUE POTENTIAL. CURRENTLY GENERATING \$1,950 PM from the LOWER LEVEL, which features 3 bedrooms, a SEPARATE ENTRANCE, and its own LAUNDRY FACILITY—an excellent MORTGAGE HELPER or INVESTMENT OPPORTUNITY. The UPPER LEVEL offers 3 bedrooms and 2 full bathrooms, including an ENSUITE with JACUZZI TUB, plus a ROOM FOR YOUR HOME BUSINESS / OFFICE. An ADDITION ON THE BACK provides extra versatility—ideal for a den, extra bedroom, or business space. and its own LAUNDRY FACILITY Tucked away on a quiet CUL-DE-SAC and backing onto WALKING TRAILS, the MAIN LEVEL showcases ALL HARDWOOD FLOORING, a spacious kitchen with 9' ceilings, GRANITE COUNTERTOPS, abundant cabinetry with PANTRY, ALL STAINLESS STEEL appliances, and a bright dining nook that opens to the backyard. A cozy family room with a GAS FIREPLACE sits off the kitchen, while double French doors lead to a formal living room with vaulted ceilings and a second GAS FIREPLACE featuring a MARBLE surround. The primary bedroom sits above the garage and includes a luxurious 5-PIECE ENSUITE with JACUZZI TUB with MARBLE flooring, GRANITE COUNTERTOPS, and a large walk-in closet. Two additional bedrooms and another 4-PIECE full bath complete the upper level. This home also features DUAL LAUNDRY, an attached DOUBLE GARAGE, and strong CURB APPEAL. Conveniently located steps from St. Martha's and Christina Gordon Schools, playgrounds, and bus stops, it offers both PRIVACY and CONVENIENCE. This property truly combines 6 BEDROOMS, 4 FULL BATHS, SPACE, FUNCTIONALITY, REVENUE, and an unbeatable LOCATION in one of

Timberlea's most desirable areas. A rare find for both families and investors—DON'T MISS OUT!