



**GRASSROOTS**  
REALTY GROUP

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**169 Fisher Crescent  
Fort McMurray, Alberta**

**MLS # A2257374**



**\$599,900**

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

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

**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.

**SPACIOUS! REVENUE! LOCATION!** This 6-bedroom, 4-bathroom modified bi-level is the perfect fit for families or investors. Tucked away on a quiet cul-de-sac and backing onto the walking trail, this home offers both privacy and convenience. Just steps from St. Martha's and Christina Gordon Schools, playgrounds, and bus stops, it's an unbeatable location for families. CURRENTLY GENERATING \$1950/- PM. from the LOWER LEVEL one bedroom + a 2 bedroom suite with SEPARATE ENTRANCE. The UPPER LEVEL has 3 bedrooms and 2 full bathrooms including ensuite, + a ROOM FOR YOUR HOME BUSINESS/OFFICE with SEPARATE ENTRANCE. This house showcases ALL HARDWOOD FLOOR, a large kitchen with 9' ceilings, ALL GRANITE countertops, abundant cabinetry with pantry, ALL STAINLESS STEEL appliances, and a bright dining nook that opens to a large backyard. A cozy family room with gas fireplace sits off the kitchen, while double French doors open to a formal living room featuring vaulted ceilings, and a second gas fireplace with MARBLE surround. The spacious primary bedroom sits above the garage and includes a luxurious 5-piece ENSUITE with MARBLE flooring, GRANITE COUNTERTOPS, and a large walk-in closet. Two additional bedrooms and another 4 PIECE full bath complete the upper level. Tucked away on a quiet CUL-DE-SAC and backing onto the WALKING TRAILS, this home offers both privacy and convenience. Just steps from St. Martha's and Christina Gordon Schools, playgrounds, and bus stops,. This home combines SPACE, FUNCTIONALITY, REVENUE and it's an unbeatable LOCATION for families, in one of Timberlea's most desirable area. Don't miss out—book your showing today!

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