



**GRASSROOTS**  
REALTY GROUP

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**149 Juniper Street**  
**Fort McMurray, Alberta**

**MLS # A2258417**



**\$475,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

149 Juniper Street- Gorgeous finishes, tons of living space and a 2 Bedroom Legal suite! The moment you step inside the slate tile and pillar posts give your entry way a grand feel, accentuated with crown moldings, big baseboards and gas fireplace. The living room, kitchen and dining area are finished with cappuccino hardwood floor while the bathrooms with tumble marble. The home features cream victorian style cabinetry throughout complimented with all stainless steel appliances and corner pantry. The upstairs has a spacious master bedroom with an oversized walk in closet, a 5 piece ensuite with corner jetted tub, separate shower and double sinks. There are two additional great sized bedrooms with closet organizers and another full bathroom. The basement is complete with a 2 bedroom legal suite featuring two more large bedrooms, separate laundry, a full kitchen and full bathroom. The back yard is fully fenced, landscaped and can accommodate 4 rear parking spaces or potential to build your DREAM Garage! This highly desired neighbourhood is close to bus routes, walking distance to trail & park, few mins drive to schools, restaurants, banks and all other amenities. Book a showing today!