



GRASSROOTS
REALTY GROUP

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101 Violet Street
Fort McMurray, Alberta

MLS # A2258621



\$515,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,362 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions:	Garage heater
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There's nothing small about this home except the price tag! Welcome to 101 Violet Street, a spacious 4-bedroom, 3-bathroom property offering plenty of room for the whole family. The oversized primary suite features a large ensuite bathroom and two closets for ample storage. The main floor and entryway are designed with family living in mind, while the expansive basement recreation room includes a pool table and provides the perfect space for entertaining or relaxing. Each bathroom is equipped with a bathtub, ideal for families with children. Additional features include: Attached heated double garage Hardwood flooring throughout Immaculate condition, move-in ready Kitchen with eat-up breakfast island, direct access to the upper deck, lower platform deck, and backyard Bonus shed, producing apple tree, and cherry tree Located just outside Timberlea cresting the desirable Parsons North neighbourhood, this home is close to schools, shopping, parks, and all amenities.