



GRASSROOTS
REALTY GROUP

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242 Carteret Drive
Fort McMurray, Alberta

MLS # A2265281



\$299,900

Division:	Timberlea		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	820 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Off Street, On Street, C		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER

IMMEDIATE POSSESSION AVAILABLE! Welcome to 242 Carteret Drive, a charming and thoughtfully designed home that checks all the boxes. From the moment you arrive, you'll appreciate the WIDE DRIVEWAY with space for two vehicles and the INVITING FRONT YARD. A STONE PATIO offers the perfect spot for summer get-togethers, while the SPACIOUS FRONT DECK is ideal for your morning coffee or an evening read. Step inside and you're greeted by a BRIGHT OPEN-CONCEPT LIVING AND DINING AREA that feels instantly welcoming. The KITCHEN is perfectly sized and equipped with STAINLESS STEEL APPLIANCES. The PRIMARY BEDROOM features a WALK-IN CLOSET and a FULL DOUBLE-VANITY BATH that can serve as a shared space or easily be closed off for a private ensuite. The FULLY FINISHED BASEMENT feels nothing like a basement. It offers a cozy REC ROOM WITH GAS FIREPLACE, TWO LARGE BEDROOMS, a GENEROUS LAUNDRY AREA, and plenty of EXTRA STORAGE. Enjoy a HEATED GARAGE with overhead storage, a FULLY FENCED AND PRIVATE BACKYARD, a SHED FOR ADDITIONAL STORAGE, and CENTRAL A/C for year-round comfort. Updates include a NEW FRIDGE, WASHER AND DRYER, and HOT WATER TANK, plus NO CONDO FEES to worry about. Located in a PRIME FAMILY-FRIENDLY AREA, you're just steps to the BUS STOP and minutes from SCHOOLS, PARKS, PLAYGROUNDS, and the ATHLETIC PARK. This is a WELL-LOVED, MOVE-IN READY HOME that offers comfort, space, and convenience all in one. Call now!