



GRASSROOTS
REALTY GROUP

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**168 Juniper Street
Fort McMurray, Alberta**

MLS # A2273168



\$370,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Pantry, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: Sold as is where is

Welcome to 168 Juniper Street. A charming 1500sqft+ 3 bedroom, 2 1/2 bathroom single family detached home offered at an unbeatable price. From the moment you arrive, you'll appreciate the inviting curb appeal, highlighted by abundant windows, a welcoming front walkway, and a covered porch perfect for morning coffees. Inside, the spacious entryway opens into a bright family room with large front facing windows. The main floor flows seamlessly into the open kitchen and dining area, where you'll find a corner pantry, center island, and plenty of storage. The oversized dining room is ready to host the whole family and offers direct access to the back deck through the patio door. A convenient half bath and designated laundry room complete the main level. Upstairs, natural light fills the stairwell, accented by a beautiful chandelier. The primary suite is located at the back of the home and features a full 4 piece ensuite and a large walk in closet. Two additional well sized bedrooms, a second full bathroom, and extra linen storage complete the upper floor. The unfinished basement is ready for your personal touch, with bathroom plumbing already in place for future development. Outside, enjoy a spacious deck, a partially fenced yard, and parking for up to three vehicles off the alley. With quick possession available and incredible value, this home is a must see. Book your showing today!