



GRASSROOTS
REALTY GROUP

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220 Boisvert Place
Fort McMurray, Alberta

MLS # A2275626



\$519,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,333 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to 220 Boisvert Place! This beautifully maintained 4-bedroom bi-level is ideally located within walking distance to schools, shopping, and recreational amenities, including the popular Birchwood Trails. Step inside to a spacious foyer offering direct access to the double attached garage. The main floor features a bright, sun-filled living room where large windows highlight the hardwood flooring. A gas fireplace with elegant woodwork and marble tile surround adds a timeless touch of class. The living room is open into the dining area, which invite you through glass doors to a stunning two-tiered deck... an oasis-like space perfect for entertaining or relaxing with family. The private backyard is adorned by mature trees and shrubs, creating a peaceful outdoor retreat. The kitchen offers oak cabinetry, a large window overlooking the backyard, and a convenient sit-up island with added storage; ideal for the family chef and helpers alike. Also on the main floor is the generously sized primary bedroom, complete with a walk-in closet and a full 4-piece ensuite featuring a jetted tub. Two additional bedrooms with large backyard-facing windows complete the upper level. Downstairs, the impressive family and recreation rooms provide ample space for a home theatre, pool table, and gatherings (even the big ones), all with a second cozy gas fireplace. The lower level also includes a full bathroom, a fourth bedroom with walk-in closet, and a large laundry room with laundry sink and impressive storage options. Numerous updates over the years include shingle replacement, new hot water tank, new back deck and added A/C. This move-in-ready home offers immediate occupancy. Come discover Timberlea and all that Boisvert Place has to offer!