



**GRASSROOTS**  
REALTY GROUP

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**120 Blanchett Road**  
**Fort McMurray, Alberta**

**MLS # A2276960**



**\$479,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Soaking Tub, Vinyl Windows		

**Inclusions:** Window coverings,

Welcome to 120 Blanchett, ideally located in the heart of Timberlea the B&rsquo;s. Directly across from a park and steps from a bus stop. With extended RV parking and an , 19'10x20 heated garage, this home offers both convenience and functionality. The 1177 sq foot home features a bright living room, a spacious kitchen with adjoining dining area, and access to a large two-tier deck&mdash;perfect for entertaining. Three bedrooms are located on this level, including a primary bedroom with ensuite, plus an additional full bathroom. The fully developed basement offers a large family room, a generous fourth bedroom, a third full bathroom, and a dedicated laundry room with ample storage. Major updates include A/C (2019), furnace (2019), hot water tank (2019), shingles and siding (2023), plus brand new flooring recently installed in all bedrooms and throughout the basement. A double driveway, attached heated garage, and extended RV parking complete this move-in-ready home.