



GRASSROOTS
REALTY GROUP

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**137 Sunday Creek Way
Fort McMurray, Alberta**

MLS # A2279970



\$499,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,676 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This immaculately kept home is tucked into a quiet, established neighborhood in the heart of Timberlea, close to schools, parks, shopping, and all the amenities that make this area so desirable. This well maintained 2007 home offers almost 1,700 sq. ft. above grade with a smart, functional layout from top to bottom. The main floor features open concept living, flooded with natural light, a cozy gas fireplace, and the convenience of main floor laundry and is perfect for busy family life or entertaining. Upstairs you'll find three spacious bedrooms, while the fully finished basement adds exceptional versatility with two additional bedrooms, a full bathroom, and a wet bar, complete with a separate side entrance, ideal for guests, extended family, or income potential. The 22' x 26' garage is a true standout. This impressive man cave includes a 16' x 8' overhead door, rear alley access, and room for all your toys. Thoughtfully upgraded with a 65,000 BTU Reznor gas heater, 220-volt power, custom polyaspartic flooring (approx. \$5,000 value), and a HandiWall storage system (approx. \$2,500 value). The custom Lifestyle garage screen is negotiable, adding even more functionality. With flexible possession and a layout that truly delivers, this home checks all the boxes!