



**234 Carteret Drive  
Fort McMurray, Alberta**

**MLS # A2281094**

**\$339,900**



<b>Division:</b>	Timberlea	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bungalow	
<b>Size:</b>	804 sq.ft.	<b>Age:</b> 2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Rectangular Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** garage heater, fridge in garage , loft , shed in backyard

Welcome to 234 Carteret Drive, a beautifully maintained three-bedroom, two-bath duplex located in the heart of Timberlea. This home shines with pride of ownership and thoughtful updates over the years, including , updated flooring, paint, newer appliances, hot water tank and brand new shingles. The bright and spacious kitchen offers loads of countertop and cupboard space, perfect for everyday living and entertaining. An abundance of windows fills the home with natural light, while central air conditioning keeps things comfortable year-round. The primary is on the main with a jack and Jill 5 piece bathroom including 2 sinks! The basement is complete with 2 bedrooms, a rec room, 4 piece bath and gas fireplace. The attached oversized single garage is a standout feature, complete with a two-tier loft offering impressive stand-up storage space. Outside, you'll find a large double driveway, a generously sized yard ideal for a swing set or family activities, and a convenient backyard shed. Meticulously cared for and move-in ready, this home offers comfort, functionality, and an unbeatable location close to schools, parks, and amenities.