



GRASSROOTS
REALTY GROUP

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**234 Carteret Drive
Fort McMurray, Alberta**

MLS # A2281094



\$339,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	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.