



**176 Maple Leaf Lane
Fort McMurray, Alberta**

MLS # A2281625

\$574,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,508 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all window coverings, A/C unit, Garage Heater,

Welcome to 176 Maple Leaf Lane, a stunning modified bi-level home located just off Wild Rose Street in a highly desired neighborhood near greenbelt walking trails, schools, and all amenities. This home features a double attached heated garage with epoxy floors, hot/cold water hook up, and an open-concept main floor with vaulted ceilings and hardwood flooring. The beautiful kitchen offers granite countertops, stainless steel appliances, a large island with breakfast bar, corner walk-in pantry, and flows into a spacious dining area and cozy living room with a gas fireplace. Two main floor bedrooms and a full 4-piece bathroom with granite counters complete the main level. Upstairs, the massive primary suite includes a walk-in closet and a luxurious ensuite with granite counters, a corner jetted tub, and separate shower. The fully developed basement features dual stair access, a separate entrance, and an illegal suite with two large bedrooms (one with walk-in closet), a full bathroom, kitchen (added in 2021), and living space. A shared laundry room is accessible from both levels, maintaining privacy if you choose to rent the basement. The fenced and landscaped backyard includes a composite deck (2022) perfect for summer enjoyment. Additional upgrades include a hot water tank (2022), laundry room renovation (2021), newer paint, air conditioning, and central vacuum. Located on a quiet street, this versatile home is move-in ready—book your personal showing today!