



**112 Saline Creek Way  
Fort McMurray, Alberta**

**MLS # A2285315**



**\$489,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** fridge, gas stove, dishwasher, microwave, washer & dryer, air conditioner, blinds, curtain rods, curtains, basement TV mount

Welcome to 112 Saline Creek Way in Timberlea. This is the home that is going to make you stop scrolling, show your best friend, and start planning where the couch goes. If you have been waiting for a house that actually works for your life, this is your sign. Picture this. The kids are doing homework at the kitchen table. You are making dinner in your freshly renovated kitchen with gorgeous painted cupboards that make the whole room feel brand new. Nobody is yelling about who gets the bathroom because there are 3.5 of them. This is not a fantasy. This is a Tuesday night at 112 Saline Creek Way. The kitchen is the heart of this home and it shows. Those updated cabinets are clean, bright, and the kind of pretty that makes you actually want to spend time in here. They completely transform the space. The open concept main floor means you can keep an eye on the kids while you cook, or pretend to cook while you scroll recipes you will never try. Either way, you can see everything from this kitchen. That is the magic of open concept living. Just off the front foyer you will find a den. Yes, a den. If you run a home based business or work from home, this room is about to become your favourite place in the house. Close the door, take your calls, and feel like a real professional even if you are still wearing slippers. No more laptops on the kitchen counter. No more "quiet please, Mommy is on a call" from the living room. You get your own space. Upstairs, the primary bedroom comes with a walk in closet. Your clothes finally have room to breathe. No more shoving winter boots next to your favourite heels in a closet that was clearly designed for one season only. With 4 bedrooms plus the den, every kid gets their own room and you still have a spare for guests, a playroom, or that craft room you keep pinning on Pinterest. Lots of room in this home. The basement has

brand new carpet and fresh paint. It is ready for whatever you need it to be. Movie nights, a play area, a teenager hangout zone in a few years. This home is move in ready. No projects. No surprises. Just unpack and live. The 22 by 22 garage fits your vehicle and then some. In Fort McMurray winters, this is not a nice to have. It is the reason you keep your sanity. No more scraping ice off the windshield with a toddler on your hip. No more warming up the car for twenty minutes before school drop off. Just walk into your garage, buckle up, and go. That is the kind of morning you deserve. At 1,571 square feet on a lot over 3,400 square feet, this home gives your family real space to grow inside and out. Timberlea keeps you close to great schools, parks, shopping and transportation. The kids can walk to school. You can grab groceries without it becoming a whole production. Date night options are close by too. Life just works better from this address. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?