



**GRASSROOTS**  
REALTY GROUP

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**133 Shore Street**  
**Fort McMurray, Alberta**

**MLS # A2286154**



**\$594,500**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting, Yard Lights		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Wood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, windows covering and hot tub

Welcome to 133 Shore Street &mdash; this spacious 4-bedroom, 3.5-bath two-storey home located right across from a park in the sought-after Timberlea neighborhood offers CENTRAL AIR, ATTACHED HEATED DOUBLE GARAGE and over 2,900 sq ft of comfortable living space with a layout ideal for growing families. The main floor features a bright living room with a cozy gas fireplace, a large kitchen complete with island, breakfast bar, pantry, and ample cabinetry, as well as a dining area perfect for everyday meals or entertaining. A convenient main floor laundry room and powder room complete this level. Upstairs, the primary bedroom offers a walk-in closet and a spacious 5-piece ensuite featuring a relaxing jetted tub, stand up shower and his and hers sink. The upper level also has two additional bedrooms, a full bathroom, and a generous bonus family room providing plenty of functional living space. The finished basement adds even more versatility with a fourth bedroom, full bathroom, and a large recreation/games room. Enjoy the fenced backyard with a large deck, perfect for summer entertainment. Close to parks, schools, shopping, and walking trails, this home combines space, comfort, and location &mdash; book your private showing today!