



**133 Shore Street
Fort McMurray, Alberta**

MLS # A2286154



\$594,500

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, windows covering and hot tub		

Welcome to 133 Shore Street — 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 — book your private showing today!