



**208 Blanchett Road
Fort McMurray, Alberta**

MLS # A2286475



\$515,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,689 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Vinyl Windows		

Inclusions: NA

Spacious 1,689 sq ft bungalow in desirable Timberlea featuring an attached front garage and a functional layout with exceptional living space. The main floor offers a generous entryway, large dining room, and two separate living areas, including a cozy sitting room off the kitchen with a wood-burning fireplace. Three bedrooms are located on the main level, providing excellent space for families. The fully developed basement includes two additional bedrooms, a huge rec room, separate laundry room, and abundant storage throughout. Major updates have been completed, including shingles (2025), windows (2020), and furnace and central air conditioning (2021). A brand new hot water tank will be installed and the stove and dishwasher will be replaced with stainless steel appliances after the tenants vacate. Situated on a good-sized lot with two decks, offering great outdoor living space for relaxing or entertaining. Tenanted property — tenants in place until March 31. Updated interior photos will be provided once the property is vacant.