



136 Piven Place
Fort McMurray, Alberta

MLS # A2287233



\$399,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,223 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Built-in Features, Kitchen Island		

Inclusions: N/A

This spacious five-bedroom residence offers ample room for everyone. Located at 136 Piven Place, on a tranquil cul-de-sac, it is conveniently within walking distance to schools, dog parks, and scenic trails. This bi-level home features a generously sized, bright, and open-concept living area on the main floor, complete with a wood-burning fireplace. There is abundant space for a dining room table and extensive kitchen storage, including numerous built-in cabinets, a substantial island, and additional storage, making it a dream kitchen for any cook. The kitchen also provides access to a large covered deck overlooking a 6,000 + square foot backyard. Throughout the home, you will find fresh paint and new flooring. Down the hall, both the main bathroom and the three-piece en suite have been recently renovated, presenting a bright, fresh, and clean aesthetic. The upper level comprises three large bedrooms, while the basement offers two additional large bedrooms, a spacious recreation room with a gas fireplace. and a two-piece bathroom that is prepared for expansion into a four-piece bathroom.(with framing and supplies already on site.) This family home is ready for a new family. Is it yours ?