



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

MLS # A2287280



\$488,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air, Garage Heater

Welcome to 128 Saline Creek Way, nestled in the sought-after Timberlea neighbourhood. This charming 2-story family home boasts 5 Bedrooms, 3.5 Bathrooms, a fully developed basement, and a heated detached 1.5-car garage. Step into the main entrance and be greeted by stunning vinyl plank flooring that sets the tone for the entire home. The living room is bathed in natural light from ample windows, creating a warm and inviting atmosphere. Adjacent is the spacious dining area, seamlessly connected to the eat-in kitchen. The kitchen, features an abundant cabinetry, stainless steel appliances, island, and a generous pantry for all your storage needs. A cozy breakfast nook offers additional dining space and provides access to the backyard oasis through a convenient rear exterior door. Outside, the fully fenced backyard awaits, complete with a deck, ideal for outdoor gatherings, and a pathway leading to the detached heated garage and additional parking. Venture upstairs to discover three generously sized bedrooms and two full bathrooms. The primary suite is perfect with its walk-in closet and ensuite boasting a jetted tub. A laundry closet equipped with side-by-side washer and dryer adds convenience to daily living. The fully developed basement offers a versatile space for family or a great rental space with separate entrance. A spacious family room, complemented by a wet bar, sets the stage for memorable family movie nights. Two additional bedrooms and a shared 3-piece bathroom, featuring a standalone shower with tile surround, complete this level. Additional highlights include a newer Hot Water Tank installed in 2021, Air Conditioning for year-round comfort, and ample parking spaces. Don't miss the opportunity to make this exceptional property your new home.